

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

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INTRODUCTION

This Comprehensive Plan has been developed pursuant to the requirements of Chapter 163, Florida Statutes, and the "Local Government Comprehensive Planning and Land Development Regulation Act of 1985," as amended, and pursuant to the requirements of Chapter 9J-5, Florida Administrative Code, as amended. As Pasco County has grown, changed, and become more urbanized, the focus, vision, and approach to growth management has changed. These changes are reflected in a change in policy and program emphasis that begins with a community that has a predominately rural lifestyle and is focused on building basic government institutions to serve the developing community. As more development occurs and a more suburban development form emerges, there is a change of emphasis to building roadways and major infrastructure to serve the growing population. As this community becomes more urbanized and has met its "basic needs" in the form of institutions and infrastructure, the planning framework must look ahead toward policies that focus more on quality of life issues and sustaining the livability of the community.

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; an economic incentives program to attract target businesses and create new high-paying jobs; and a solid infrastructure support system. The inclusion of urban 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.

The Pasco County Comprehensive Plan includes the following statutorily required and optional elements:

Administration (optional)	Future Land Use
Conservation	Coastal Management
Recreation and Open Space	Housing
Transportation	Public Schools Facilities (Chapter 8)
Capital Improvements	Public Facilities
Economic (optional)	Intergovernmental Coordination

In conjunction with these elements, there is an appendix to the Future Land Use Element, Glossary and Map Appendix, that contains the Future Land Use Maps, Conservation Maps, Coastal High-Hazard-Area Map, Pasco County Trail Network Map, as well as a Transportation Map Series and Public School Facilities Maps.

Each element contains goals (long-term achievements), objectives (benchmarks to achieve goals), and policies (specific actions taken to achieve objectives). The objectives serve as benchmarks against which progress toward the goals can be measured and the effectiveness of the policies can be established. Plan elements are supported by the best available data and analysis from County, regional, State, Federal, and other units of local government and various agencies.

The Technical Support Document published with this Comprehensive Plan contains the supporting data and analysis used to develop the Goals, Objectives, and Policies described herein. The Technical Support Document shall be used, where appropriate, to assist in the review of proposed

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amendments to this Comprehensive Plan and may be updated as necessary to facilitate the continuing use of this supporting data and analysis.

The Technical Support Document shall not be adopted and shall not require amendment pursuant to Chapter 163.3187, Florida Statutes.

INTERPRETATION

The Pasco County Comprehensive Plan is a policy document designed to guide the growth and development of Pasco County to the Year 2025. The authority or mandate for this plan comes from the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 and subsequent amendments.

1. Intent

The Comprehensive Plan shall be construed broadly to accomplish its purpose and its intent. Terms not otherwise defined in the glossary shall be interpreted first by reference to the relevant provisions of the Local Government Comprehensive Planning and Land Development Regulation Act; secondly, by reference to generally accepted engineering, planning, or other professional terminology if technical in nature; and otherwise, according to common usage, unless the content clearly indicates otherwise. Any term still in dispute after the above remedies have been exhausted shall be resolved pursuant to the procedure presented below.

Where administration of this Comprehensive Plan includes the interpretation of a specific policy, and where such interpretation is reasonably debatable after considering the language contained in the related objective and goal, an "aggrieved or adversely affected party" (as defined in Chapter 163.3215(2), Florida Statutes) may request an official interpretation of the policy by the Board of County Commissioners. Any such interpretation shall be rendered by the Board of County Commissioners within thirty (30) days of the receipt of a written request for official interpretation and shall be final. Any such final interpretation shall be subject to further action only as described in Chapter 163.3215, Florida Statutes.

Other specific Comprehensive Plan interpretation procedures, including procedures for interpretation of the Future Land Use Map, are contained in the Future Land Use Appendix.

2. Conflicting Policies

The Comprehensive Plan has been written in order to achieve internal consistency between the Goals, Objectives, and Policies; however, circumstances may arise in which the application of two (2) or more statements result in a conflict or uncertainty as to which statement most appropriately applies. The problem may be resolved by the Pasco County Growth Management Administrator using the following methods in order of priority:

- a. The more specific statement shall have preference over the more general.

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- b. The more stringent statement from the perspective of the Pasco County Growth Management Administrator shall have preference over the less stringent.
- c. If the conflict remains unresolved after Paragraph Nos. 2.a and 2.b, the Board of County Commissioners shall decide the matter in the same manner as an official interpretation.

3. Zonings Approved Prior to the Pasco County Comprehensive Plan of 1991 (April 9, 1991)

As for zoning actions that occurred before the effective date of the Pasco County Comprehensive Plan on April 9, 1991 (hereinafter "1991 Plan"), the 1991 Plan provided that it superseded all conflicting zoning actions, unless a project or phase thereof had limited, vested rights as provided under Chapter 163.3167(8), Florida Statutes. The 1991 Plan provided that "the Pasco County Board of County Commissioners is authorized and empowered to conduct a review of the existing zoning code to take such action as necessary to achieve consistency between the zoning code and the adopted Comprehensive Plan" (hereinafter "zoning conformance"). The County never initiated zoning conformance, but rather has, for some parcels, achieved consistency between the zoning code and the adopted Comprehensive Plan on a parcel-by-parcel basis. Many conflicting zonings still remain as of the adoption of this Comprehensive Plan. To eliminate these conflicting zonings, the County will, after the adoption of this Comprehensive Plan, identify conflicting zonings and make every effort to bring these zonings into compliance with the adopted Comprehensive Plan by 2008.

4. Zonings Approved Subsequent to the Pasco County Comprehensive Plan of 1991 (April 9, 1991)

Zonings approved by the County after April 9, 1991, shall not be considered conflicting zonings under this Comprehensive Plan. Accordingly, nothing in this Comprehensive Plan shall be construed as creating a conflict between the density, intensity, and/or uses approved by zoning actions after April 9, 1991, and the Comprehensive Plan land use classification.

5. Approved Developments of Regional Impact Pursuant to Chapter 380, Florida Statutes, and Developments Issued, Final Local Development Orders

Consistent with Chapter 163.3167(8), Florida Statutes, nothing in this Comprehensive Plan shall limit or modify the rights of any person to complete any development that has been authorized as a Development of Regional Impact pursuant to Chapter 80, Florida Statutes; that has been issued a final local development order; or development has commenced and is continuing in good faith (hereinafter collectively referred to as "development order"). For purposes of the application of the statute and this provision of the Comprehensive Plan, the term "final local development order" shall mean an approved preliminary plan or preliminary site plan pursuant to Section 306 of the Land Development Code; plat, construction plan, or Building Permit; and the term "commenced and is continuing in good faith" shall mean that the Development of Regional Impact Development Order or preliminary plan/preliminary site plan, plat, construction plan or Building Permit approval has not expired pursuant to the terms of the development order, land development regulations, or State law.

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The phrase "rights of any person to complete any development" shall mean the right vested pursuant to this provision, and the statute is the right to complete the density and/or intensity of the land uses approved in the development order, subject to any other applicable provisions of this Comprehensive Plan, the land development regulations, and the development order conditions. It is not the intent of this section to preclude the consideration of appropriate extensions of development orders or phasing deadlines therein. The limited right vested pursuant to this provision and the statute shall, however, terminate upon expiration, repeal, or rescission of any approved development order that created the limited, vested right, or any phase thereof, including any extension thereof. The limited, vested right in this paragraph is solely for purposes of determining consistency of property or development applications, approvals or orders relating to property with the permitted use, or density and intensity provisions of the Comprehensive Plan Future Land Use Element; accordingly, this paragraph shall not be construed as: a) creating any additional, vested rights or causes of action for purposes of Chapter 70.001, Florida Statutes; common law; or otherwise; or b) limiting the Board of County Commissioners zoning; land use; or general, police power authority, including, but not limited to, the Board of County Commissioners power to rezone property, amend the Comprehensive Plan, and/or terminate or rescind development orders and approvals.

6. Single-Family Units on Legal Lots of Record Existing Prior to the Effective Date of the 1991 Comprehensive Plan (April 9, 1991)

No development order for a single-family residential unit shall be withheld due to inconsistency with the density provisions of this Comprehensive Plan if such residential unit will be constructed upon a legal lot of record existing prior to the adoption of the 1990 Plan. Single-family residential units qualifying under this provision must comply with and be consistent with all other provisions of this Comprehensive Plan and other applicable land development regulations.

ACTIONS

The following actions represent how the 1991 Plan is administered and falls into four (4) major categories:

1. Plan Program

Plan Goals, Objectives, and Policies address the continuation, expansion, and initiation of new government service and facility programs including, but not limited to, capital facility construction.

2. Regulations

Plan Goals, Objectives, and Policies provide for the continuation, revision, or implementation of new regulations for managing growth and protecting the environment.

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3. **Development Policies**

Plan Goals, Objectives, and Policies establish criteria and standards for when, where, and how development is to occur. These policies are contained in the Future Land Use Element, Future Land Use Element Appendix, and in other elements in the plan, or as may be developed within the land development regulations.

4. **Coordination**

The plan includes Goals, Objectives, and Policies relating to how and to what extent the County will coordinate with other local, regional, State, and Federal agencies.

Progress toward meeting the Goals, Objectives, and Policies is achieved through the implementation programs listed below. An explanation of these implementation programs follows:

1. **Monitoring and Evaluation Process**

a. Evaluation and Appraisal Report

Evaluation and Appraisal Reports are required pursuant to Chapter 163.3191, Florida Statutes, and must be completed by the local government every seven (7) years in order to assess progress in implementing the Comprehensive Plan. The Evaluation and Appraisal Reports must be prepared and adopted following similar procedures as for adoption of the Comprehensive Plan, as provided in Chapter 163, Florida Statutes. The Evaluation and Appraisal Reports will update each of the elements of the plan and the Technical Support Document. The review process will be used to identify the need for new and revised Goals, Objectives, and Policies in the Comprehensive Plan.

b. Growth Management Report

Annually, the Growth Management Department will produce a growth management report documenting current population and employment estimates by traffic analysis zones for unincorporated Pasco County. The annual growth management report will also contain the latest medium-range population projections for Pasco County, as published by the Bureau of Economic and Business Research at the University of Florida. A seasonal multiplier will be applied to the Bureau of Economic and Business Research projections to forecast total population for Pasco County. Employment projections may be updated annually or in seven (7) year intervals as part of the Evaluation and Appraisal Report. Another major component of the annual growth management report will be a distribution of projected population and employment to traffic analysis zones and to planning areas for both the short-range and long-range planning timeframe.

2. **Capital Improvements Element Update**

The Capital Improvements Element identifies the need for public facilities, Level of Service standards, cost of facilities, revenue sources, and a schedule for funding and

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construction of improvements for a five (5) year period. This element must be reviewed in coordination with the County's annual budget process and updated annually. Amendment to the schedule in the Capital Improvements Element (and any amendments directly related to the schedule) shall be made once in a calendar year on a date different than the twice-per-year amendment cycle in order to coincide with the adoption of the annual budget and the Capital Improvement Plan. The process is further described in Goal 1, Objective 1.6, Adoption and Update of Capital Improvement, and Objective 1.7, Capital Improvement Plan in the Capital Improvements Element.

3. Land Development Code Update

There are several elements in the 2025 Comprehensive Plan that provide for proposed changes to the County's Land Development Code to further implement the Goals, Objectives, and Policies in the plan. These proposed changes can be found in the policies of the elements. These policies provide a target completion date.

4. Proposed Comprehensive Plan Amendments and Adoption Process

"Amendment" of the Comprehensive Plan shall mean those changes to the Comprehensive Plan which are proposed or adopted on a more regular basis, as specified under Chapter 163.3187, Florida Statutes.

a. Justification for Amendment to the Comprehensive Plan

Amendment of any aspect of the Comprehensive Plan represents a major policy decision by the Board of County Commissioners. An amendment of the Future Land Use Map, in particular, is a declaration that the amendment is appropriate and consistent with other portions and features of the Comprehensive Plan. A significant change in circumstances affecting the suitability of a specific parcel for the kind of development designated on the Future Land Use Map, which was not contemplated at the time of adoption, may justify a reconsideration of the land use classification. Future Land Use Map amendments are not intended to occur with the same frequency as rezoning actions, and their effect upon the entire Comprehensive Plan, including the practical consequences of the policy shift signified by the amendment, shall be fully set forth as part of the amending ordinance.

The standards for review of a plan amendment are set forth in the Future Land Use Element Appendix, Section FLU A-1: Plan Amendment Standards of Review, and Section FLU A-2: Additional Standards of Review for Plan Amendments and Rezoning. In order for the Board of County Commissioners to be able to fully assess the consequences of approving the proposed change, the Local Planning Agency's report to the Board of County Commissioners shall evaluate the following:

- (1) Consistency of the proposed change with the Goals, Objectives, and Policies in the Comprehensive Plan.
- (2) Recommendations for whatever further amendment would be advisable in conjunction with the proposed amendment.

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- (3) An analysis of the capital costs, additional service requirements, and the benefits generated by the proposed amendment.

In assessing the merits of a proposed plan amendment, the Local Planning Agency and the Board of County Commissioners shall not be limited to consideration of the particular property affected by the proposal, but may consider the implications of the proposed amendment on the Future Land Use Map in the vicinity of the subject parcel and the surrounding area, as well as the effect the proposed amendment would have on the growth management policies being pursued.

- b. **Process for Adoption**

The Board of County Commissioners shall have the power to adopt and amend the Comprehensive Plan subject to the procedures set forth in Chapter 163, Florida Statutes; the procedures contained herein; and as may be required through the County's Land Development Code. Proposed changes to the Future Land Use Map may be initiated by the property owner(s), the Local Planning Agency, or the County when a need has been identified for a land use change based upon a special area study, protection of natural resources, direction of the Board of County Commissioners, or the results of an Evaluation and Appraisal Report. Updates to the plan may also be performed whenever there are major changes or new information regarding planning legislation, development trends, or facility improvements.

- c. **Transportation Analysis Guidelines for Future Land Use Map Amendments**

The County shall adopt, by ordinance or resolution, transportation analysis guidelines for Future Land Use Map amendments. Where the analysis or the County's adopted collector and arterial spacing standards show a need for additional or expanded collector or arterial roadways, an amendment to the Transportation Element Highway Vision Map, or other maps in the Transportation Element map series may be required.

5. Public Participation and Comment

These public participation procedures are developed to meet the requirements of Chapter 163.3181, Florida Statutes, and Rule 9J-5, Florida Administrative Code, as amended. These sections of the State law and rules require the adoption of public participation procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions that will regulate the use of their property. These public participation procedures, in addition to any other procedures required by statute, will be followed whenever an amendment to the Comprehensive Plan is proposed.

- a. **Location of Documents and Maps**

All comprehensive planning and related documents, reports, studies, and agendas shall be made readily available for public viewing pursuant to

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Chapter 119, Florida Statutes, and other applicable laws. All draft and final Comprehensive Plan or support documents scheduled for discussion or presentation at public workshops, public work sessions, public meetings, or public hearings will be available in the Growth Management Department for viewing and on the County website at www.pascocountyfl.net.

b. Public Hearings

All public hearings shall be advertised and conducted as required by State law including, but not limited to, applicable sections of Part II, Chapters 163 and 125.66, Florida Statutes. Additional advertisements may be published, although not legally required, when it is determined by the Growth Management Administrator that such additional advertisements would likely enhance public participation or otherwise significantly benefit the public. The applicant shall be responsible for all advertising costs associated with a plan amendment application.

Each meeting of the Board of County Commissioners shall be conducted in a manner so as to constitute a presentation of the proposals and recommendations being considered in the Comprehensive Plan amendment process. At each public hearing on a proposed amendment, the public will have an opportunity to present information (written statements, documents, etc.) and ask questions concerning proposals and recommendations being discussed at that public hearing. The opportunity for public comment at any workshop or work session of the Board of County Commissioners is at the discretion of the Board of County Commissioners. Representatives of the Growth Management Department shall be available at all workshops, work sessions, and public hearings to record and provide informal responses to public comments, inquiries, or requests, including recommendations or objections.

c. Public Inquiries and Comment

The Growth Management Department staff, as well as other appropriate County personnel, shall be made reasonably available to answer inquiries and provide information to the public relating to comprehensive planning and related matters, as reasonably requested. Every effort shall be made to use graphic and textual materials that are easily understandable in order that the public can be effectively apprised as to the proposed actions and current provisions relating to comprehensive planning and related processes.

During the Comprehensive Plan amendment process, any person representing himself, a property owner, or an organization in Pasco County may present comments, requests, or inquiries through the staff of the Growth Management Department. This opportunity for comment and requests from members of the public outside of the scheduled workshops, work sessions, and public hearings is provided to facilitate the receipt and consideration of written comments from the public and to facilitate the County's response to such comments. Comments, inquiries, and requests received from persons may also be recorded, at the request of the person making such recommendation or comment, on forms provided by Pasco County for this purpose.

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d. Requirements for Public Notice

Public notice for all public hearings, meetings, workshops, or work sessions of all boards, commissions, and committees shall be posted on the Pasco County website at www.pascocountyfl.net. In addition, notices shall be provided by mail to any citizen or group who requests to be on a mailing list. The notices shall contain, at a minimum, the date, time, place, and general subject matter of the meeting. Failure to mail or post such notices shall not affect the validity of any actions taken at a public hearing, meeting, workshop, or work session, unless otherwise provided by law.

e. Public Hearings and Optional Workshops

(1) Local Planning Agency:

- (a) An optional workshop for the consideration of any Comprehensive Plan amendment.
- (b) At least one (1) public hearing pursuant to Chapter 163.3174, Florida Statutes, for any Comprehensive Plan amendment.

(2) Board of County Commissioners:

- (a) An optional work session for the consideration of any Comprehensive Plan amendment.
- (b) At least one transmittal public hearing for any Comprehensive Plan amendment pursuant to the requirements of Chapter 163.3184(15)(b)1, Florida Statutes.
- (c) At least one adoption public hearing for any Comprehensive Plan amendment pursuant to the requirements of Chapter 163.3184(15)(b)2, Florida Statutes.

6. **Local Government Development Agreements**

The Board of County Commissioners shall adopt implementing ordinances to establish procedures and requirements in accordance with Chapter 163, Florida Statutes, and to consider and enter into Development Agreements with persons owning real property in Pasco County, where appropriate and where permitted under this Comprehensive Plan, and in accordance with land development regulations.

7. **Concurrency Management**

The County shall ensure the adequacy and availability of public facilities and services concurrent with the impacts of future development as required by State law and the County's land development regulations. The County shall update its land development regulations to address recent legislative changes resulting from Senate Bill 360, and to ensure consistency with any administrative regulations adopted pursuant to State law,

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the County's adopted Level of Service standards, and the Capital Improvements Element.

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ADMINISTRATION GOALS, OBJECTIVES, AND POLICIES

GOAL ADM 1:

OBJECTIVE ADM 1.1: ESTABLISH LEVEL OF SERVICE STANDARDS

Pasco County shall continue to enforce standards for Levels of Service for required public facilities and shall apply the standards as set forth in the policies below.

POLICY ADM 1.1.1: CONCURRENCY REVIEW

The standards for Levels of Service review of each type of concurrency facility shall be consistent with the following:

1. Timing of review identified in Policy ADM 1.2.5, Review Standards for Level of Service Compliance.
2. Capital Improvements Element.
3. Capital Improvement Plan.
4. Other elements of this Comprehensive Plan.

Concurrency facilities include arterial and collector transportation facilities, mass transit, drainage, potable water, water supply, sanitary sewer, solid waste, and parks and recreation.

OBJECTIVE ADM 1.2: DETERMINATION OF CAPACITY

Pasco County shall determine whether or not there is sufficient capacity of concurrency facilities to meet the standards for Levels of Service concurrent with the proposed development.

POLICY ADM 1.2.1: Concurrency Requirement

Pasco County shall ensure consistency with the adopted Level of Service standards, provisions of the Capital Improvements Element, the appropriate facility element, as well as all other provisions of this plan through the issuance of a Certificate of Capacity. The Certificate of Capacity shall be the mechanism to ensure that there is sufficient capacity for a proposed development based upon the capacity determination described and defined in the policies herein. "Certificate of Capacity," as used in this plan and the Land Development Code, shall be a statement of determination that identifies that all concurrency review requirements are satisfied as to the said development and that a specified quantity of concurrency public facilities capacity are reserved. The certificate shall be issued by the County, on a form designed by the County's Development Review Director, and relating to a specific development project on a specific parcel of real property or part thereof.

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POLICY ADM 1.2.2: CAPACITY DETERMINATIONS

Pasco County shall establish procedures and processes for a determination of capacity and for the reservation of facility capacity in the Land Development Code.

POLICY ADM 1.2.3: TIMEFRAME OF CAPACITY DETERMINATIONS

The following provisions shall apply regarding the timeframes for capacity determinations:

1. The County shall, through its Land Development Code, tie the issuance of the Certificate of Capacity to specific County development orders or permits, which are no later in the County's development review process than the applicable development permits set forth in Chapter 163.3180, Florida Statutes.
2. Capacity shall be reserved through the issuance of a Certificate of Capacity which shall be valid for a period specified in the County's land development regulations.
3. Pasco County may conduct a review of one (1) or more concurrency public facility capacities prior to the issuance of the Certificate of Capacity and may issue Initial or Interim Certificates of Capacity. If an Initial or Interim Certificate of Capacity commits capacity, then said capacity shall be reserved for the duration of the Initial or Interim Certificate of Capacity.
4. The Land Development Code shall establish specific procedures for the timeframe and expiration of Certificates of Capacity and standards for the renewal of certificates which expire, including provisions that may subject the project to additional review.

POLICY ADM 1.2.4: LEVEL OF SERVICE COMPLIANCE, LEVEL OF SERVICE REVIEW PROCESS

Pasco County shall continue to apply the following standards and review processes for the determination of availability of concurrency public facilities:

1. A Certificate of Capacity or Interim or Initial Certificate of Capacity may be issued with conditions to ensure compliance with Level of Service standards.
2. All development proposals, except those determined to be exempt, consistent with State and Federal law shall be subject to Level of Service review and the requirement for a Certificate of Capacity.

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POLICY ADM 1.2.5: REVIEW STANDARDS FOR LEVEL OF SERVICE COMPLIANCE

Pasco County shall apply the following review standards for the purposes of making a concurrency determination and issuance of a Certificate of Capacity.

1. For potable water, sewer, solid waste, adequate water supplies, mass transit, and drainage, the necessary facilities and services shall be in place and available to serve new development no later than the issuance of a Certificate of Capacity.
2. For water supply, Pasco County shall consult with the applicable water supplier prior to the issuance of the Certificate of Capacity to determine whether adequate water supplies to serve the new development will be available no later than the issuance of the Certificate of Capacity.
3. For parks and recreation, the necessary facilities and services to serve residential developments shall be in place or under actual construction no later than one (1) year after the issuance of the Certificate of Capacity. However, the acreage for such facilities shall be dedicated or be acquired by Pasco County prior to issuance of the Certificate of Capacity, or funds in the amount of the developer's fair share shall be committed no later than the issuance of the Certificate of Capacity. The following shall represent the minimum standards that shall be met in order to satisfy these concurrency requirements:
 - a. The necessary facilities and services are in place or under actual construction at the time the Certificate of Capacity is issued; or
 - b. No later than the issuance of the Certificate of Capacity, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by Pasco County, or funds in the amount of the developer's fair share are committed; and
 - (1) That the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one (1) year after the issuance of a Certificate of Capacity as provided in the adopted five (5) year schedule of capital improvements; or
 - (2) The necessary facilities and services are guaranteed in any enforceable Development Agreement which requires the commencement of the actual construction of the facilities or the provision of services within one (1) year of the issuance of the Certificate of Capacity. The enforceable Development Agreement may include, but is not limited to, Development Agreements pursuant to Chapter 163.3220, Florida Statutes, or an agreement or

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development order issued pursuant to Chapter 380, Florida Statutes.

4. For transportation facilities designated in the County's Comprehensive Plan, the following shall represent the minimum standards that shall be met in order to satisfy these concurrency requirements:
 - a. The facilities and services necessary to maintain the adopted Level of Service standard are in place or under actual construction at the time the Certificate of Capacity is issued, or will be in place or under actual construction up to three (3) years from the date of issuance of the Certificate of Capacity if, and then only to the extent, permitted by the County's land development regulations; or
 - b. The facilities and services are guaranteed in an enforceable Development Agreement that includes the provisions of Rule 9J-5.0055(2)(a)1, 7, and 8, Florida Administrative Code, pursuant to Chapter 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place at the time of issuance of the Certificate of Capacity, or will be in place or under actual construction up to three (3) years from the date of the issuance of the Certificate of Capacity if, and then only to the extent, permitted by the County's land development regulations; or
 - c. Pasco County shall include within the Land Development Code, the standards and guidelines under which the County shall permit the payment of proportionate-share contributions to mitigate local and regionally significant traffic impacts, consistent with Chapter 163.3180(16), Florida Statutes, and consistent with the Land Development Code. Such standards and guidelines shall provide that the County shall not rely on transportation facilities in place or under actual construction more than three (3) years after the issuance of the Certificate of Capacity, except as provided in Chapter 163.3180, Florida Statutes.
5. The review standards in Policy ADM 1.2.5 are the minimum review standards for the County's concurrency management system. To the extent allowed by law, the County may adopt, through its land development regulations, additional review standards or mitigation requirements that are designed to prevent degradation of the Levels of Service of concurrency public facilities.

POLICY ADM 1.2.6: CONCURRENCY MONITORING SYSTEM

Monitoring and ensuring adherence to the adopted Level of Service standards, the schedule of capital improvements, and the availability of public facility capacity shall be accomplished through the annual update of the Capital Improvements Element consistent with Objective CIE 1.5, Adoption and Update

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of Capital Improvements Element. The data and analysis submitted in support of the Capital Improvements Element will be sufficient to demonstrate compliance with the concurrency management policies in this plan.

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AMENDMENTS TO THE ADMINISTRATION ELEMENT

BCC Adoption Date	Effective Date	Supplement ID	Ordinance Number	Revised Components	Type
10/23/1990	11/1/1990	Settlement Agreement	90-14	Introduction	Text Amendment
8/18/1992	8/28/1992	92-1 (DCA 92-2)	92-14	Introduction	Text Amendment
1/15/1993	1/8/1993	92-2/93-1 (DCA 93-1)	93-01	Table of Contents	Text Amendment
2/14/1995	4/5/1995	94-2 (DCA 95-1)	95-02	Executive Summary; Introduction	Text Amendment
8/12/1997	12/19/2000	97-1A (DCA 97-1ER)	97-11	Executive Summary; Introduction	Text Amendment
9/28/1999	12/19/2000	Compliance Agreement	99-22	Executive Summary; Administrative Provisions	Text Amendment
9/11/2006	10/21/2006	EAR-FDCA Remedial Amendments	06-26	Administration Element	Text Amendment
1/8/2008	3/31/2008	CPAL08-1(14)	08-10	Zonings Approved Prior to the Pasco County Comprehensive Plan of 1991	Text Amendment