

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## FUTURE LAND USE ELEMENT APPENDIX

### SECTION FLU A-1 COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW

The Pasco County Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services, and the protection of natural resources. These purposes are accomplished by the legislative establishment of Goals, Objectives, and Policies that are designed to guide the future growth and development of lands within the unincorporated portions of Pasco County.

All applications for a Comprehensive Plan Amendment relating to the development patterns described and supported within the Comprehensive Plan including, but not limited to, site-specific applications for changes in land use classifications, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public-facility considerations detailed or inferred in the policies of the Comprehensive Plan. Each application for an amendment to Map 2-15, 2025 Future Land Use Map, by changing the land use classification assigned to a parcel of property shall also be reviewed to determine and assess any Countywide impacts or any significant areawide impacts of the proposed amendment including, but not limited to, the affect of the land use change on either the internal consistency or fiscal structure of the Comprehensive Plan.

This Comprehensive Plan Amendment application review and evaluation process will be prepared and presented in a format consistent with the four (4) major categories of Comprehensive Plan policies as follows:

1. General Public Facilities/Services: Since the Comprehensive Plan policies address the continuance, expansion, and initiation of new government service and facility programs including, but not limited to, capital facility construction, each application for a land use classification amendment shall include a description and evaluation of any Comprehensive Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment, if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving, or proposed to serve, the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation, sanitary sewer, schools, solid waste, stormwater, and the transportation network.
2. Natural Resources/Natural Features: The policies of the Comprehensive Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically, each amendment will be evaluated to determine 1) the existence of natural resources features subject to coastal flooding, coastal areas, groundwater-recharge areas, marine resources, water wells, wetlands, and wildlife habitat; 2) the existence of any historical or archaeological sites; 3) the location of flood zones and the demonstration that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of

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floodplains; and 4) the suitability of the soil and topography to the development proposed.

3. Comprehensive Plan Review: Additional criteria and standards are also included in the Comprehensive Plan that describe when, where, and how development is to occur. Comprehensive Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.
4. Transportation: Each application for a land use classification amendment will be required to demonstrate that the Level of Service standards are met or will be met concurrent with the impacts of development, for both a short-range (five [5] year) and long-range (minimum twenty [20] year) planning horizon. In addition, the application must disclose the fiscal implications of the existing deficiencies and future needs. Specifically, the analysis shall identify the following:
  - a. Short-range and long-term roadway improvements (scope, timing, and cost) necessary to accommodate the proposed Future Land Use Map amendment.
  - b. Roadway improvements necessary to ensure consistency with the currently adopted Pasco County Comprehensive Plan.
  - c. Suggested amendments to the currently adopted Pasco County Comprehensive Plan.

### **Amendments to Existing Planned Development Sites (PD [Planned Development] Future Land Use Classification)**

The following standards apply when determining whether a Comprehensive Plan Amendment is required for new development proposals on sites that were previously approved under the PD (Planned Development) Future Land Use Classification:

1. A Comprehensive Plan Amendment is required if the proposal shows uses or land areas not previously approved. The only exception to this criterion is public and quasi-public uses; e.g., libraries, schools, recreation, roads, which provide an areawide benefit to the community.
2. A Comprehensive Plan Amendment is required if the proposal shows a change in the intensity or density of a previously approved use which results in a cumulative increase of ten (10) percent or more in the number of average daily trips as defined by the Institute of Transportation Engineers trip-generation standards of the original approved use.
3. Any reduction in the amount of approved open space.

### **Standards for Amending the Northeast Pasco County Rural Area Boundary**

Any and all Future Land Use Map amendment applications within the Northeast Pasco County Rural Area that petition for any residential or mixed-use Future Land Use classification that permits more density than permitted by the RES-1 (Residential - 1 du/ga) Future Land Use Classification or any other Future Land Use classification that requires the installation of central

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water and sewer services per Exhibit 2-1, Services and Facilities by Classification, shall be required to be accompanied by an associated and concurrent amendment request to the rural area boundary in order to permit the extension of urban uses consistent with the policies of this Comprehensive Plan and Objective FLU 2.1 to include the parcel(s) under consideration.

### **Standards for Review of Increased Density Within the Northeast Pasco County Rural Area and the Rural Character Area**

Requests for amendments to the Future Land Use Map within the Northeast Pasco County Rural Area for any Future Land Use classification that permits more density than permitted by the RES-1 (Residential - 1 du/ga) Future Land Use Classification or any other Future Land Use classification that requires the installation of central water and sewer services per Exhibit 2-1, Services and Facilities by Classification, or amendments within the "rural character area" for any Future Land Use classification that permits three (3) or more dwelling units per developable residential acre shall be held to the following standard of review and may be considered only if all of the following standards are affirmatively met:

1. **Demonstration of Need**

An applicant shall demonstrate that additional lands are required to accommodate the population, housing, or employment needs of the County projected over the horizon of the Comprehensive Plan. This analysis shall be performed consistent with the requirements of Rule 9J-5.006(2)(c), Florida Administrative Code, that establish the standards for an analysis of the amount of land needed to accommodate the projected population.

2. **Compatibility**

- a. An applicant shall demonstrate that the proposed amendment shall create and/or provide an appropriate transition of land uses adjacent to existing rural-residential development within either the Northeast Pasco County Rural Area or the rural character area.
- b. An applicant shall demonstrate how the proposed amendment shall protect existing rural neighborhoods consistent with FLU 2.1.7 or FLU 2.3.3 as applicable.
- c. An applicant shall perform a soil-suitability analysis and shall demonstrate that the soils can support the proposed amendment.

3. **Contiguity to Existing Urban Development Patterns**

An applicant shall demonstrate that the proposed development is contiguous to existing urban patterns of development.

4. **Consistency with Goals, Objectives, and Policies of the Comprehensive Plan**

An applicant shall demonstrate that the proposed amendment is consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

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The above standards shall be evaluated by means of the preparation of needs-analysis statements and land use compatibility analyses. If an amendment to the Northeast Pasco County Rural Area boundary or the rural character area boundary is adopted, the above-referenced documentation shall also be submitted as support documents.

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## SECTION FLU A-2 ADDITIONAL STANDARDS OF REVIEW FOR PLAN AMENDMENTS AND REZONINGS

### Land Use Densities/Intensities and Allowable Zoning Classifications

All land use classifications, zoning classifications, and resulting development shall be consistent with the standards set forth in this Comprehensive Plan.

### Quasi-Judicial Application Standards of Review

A landowner seeking to rezone property or seeking quasi-judicial approval of an individual site through special exceptions, conditional uses, variances, site-plan approval, and/or other quasi-judicial applications has the burden of proving that the proposal is consistent with the Comprehensive Plan and complies with all procedural requirements of the Land Development Code. At this point, the burden shifts to the governmental board to demonstrate that maintaining the existing zoning classification with respect to the property, or denial of the quasi-judicial application accomplishes a legitimate public purpose. In effect, the landowners' traditional remedies will be subsumed within this rule, and the Board of County Commissioners will now have the burden of showing that the refusal to rezone the property or denial of the application, is not arbitrary, discriminatory, or unreasonable. If the Board of County Commissioners carries its burden, the application should be denied.

For purposes of this standard of review, legitimate public purposes include:

1. Protecting the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan.
2. Public reliance upon an approved plan of development.
3. Other legitimate public purposes as determined by applicable law.

### Optional Land Use Classifications

The Board of County Commissioners may determine that a land use classification other than the classification requested by the applicant is appropriate.

### State/Federal Agency Review

Proposed amendments shall be forwarded to appropriate State agencies (and Federal agencies, when appropriate) for review and comment on projects located adjacent to State or Federally owned lands, within any area subject to special provisions of law or upon request of the State or Federal agency.

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## SECTION FLU A-3 INTERPRETATION OF COMPREHENSIVE PLAN BOUNDARIES

1. Whenever possible, Comprehensive Plan boundaries shall be interpreted as coinciding with manmade boundaries, such as rights-of-way lines, property lines, section lines, or with natural boundaries such as water bodies. In the event that any Comprehensive Plan boundary shown on the official Future Land Use Map (see Policy FLU 1.1.1 for a full listing of this series) cannot be determined to coincide with any such boundary, the affected party may request an official interpretation from the Pasco County Administrator or his/her designee. Decisions of the Pasco County Administrator or his/her designee may be appealed to the Board of County Commissioners whose decision shall be final.
2. Comprehensive Plan boundaries shall be interpreted as fixed boundaries in all cases, except in the limited circumstance where the blending of densities in residential land use classifications may be considered for a residential MPUD Master Planned Unit Development, where an applicant can demonstrate by site plan within residential land use classifications an equivalency of development rights, improvement in the overall master plan, and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan.

The blending of densities within rural land use classifications may be considered within a residential MPUD Master Planned Unit Development where an applicant can demonstrate by site plan an equivalency of development rights, improvement in the overall master plan, and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan. In addition, the location of residential-development lots shall be arranged in a context-sensitive manner, such that they preserve the integrity of the rural community and protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.

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## SECTION FLU A-4 CALCULATION OF RESIDENTIAL DENSITIES

1. The density of each development proposal shall be considered separately. In applying densities to acreages, certain nonresidential land use types that lie within a project's boundaries, such as office, commercial, and industrial uses, are excluded from the calculations. Except where the Comprehensive Plan and the Land Development Code allow for density transfers from another site to a project, only those lands specifically within a project's boundaries may be used for calculating any density incentives. Along coastal areas, only land above the mean high tide line may be used in determining acreage size.
2. In general, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus any density incentives as provided herein. Proposed developable residential acreage means that portion of the total site area which will be developed for residential use inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Proposed developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands), or water bodies. The Future Land Use classifications set forth the long-range potential uses of property in the context of the lawful planning horizon and provides for a wide array of potential zoning classifications within each land use classification. A property owner is not entitled to all zoning classifications or the most potentially dense or intense zoning classification within a land use classification. Thus, in some cases, the application of zoning, subdivision, environmental, and other regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.
3. In those cases where proposed residential acreage contains lands which are classified as Category I wetlands (except naturally occurring water bodies), a twenty-five (25) percent density incentive will be allowed provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.
4. In those cases where proposed residential acreage contains lands which are classified as critical linkages, 100 percent of the base density of the upland portion of the critical linkage may be transferred to the developed portion of the property as well as an additional twenty-five (25) percent density incentive, provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.
5. In those cases where proposed residential acreage contains lands which are classified as Category II or Category III wetlands, a ten (10) percent density incentive will be allowed, provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.

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6. For the purpose of group homes and similar facilities, the density computation shall be as provided by the zoning code. Congregate living facilities and group homes shall be permitted within any residential classification provided that the density limitations of this element and the provisions of the Land Development Code and the location guidelines of the Housing Element are complied with.

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## EXHIBIT 2A-1

### DENSITY INCENTIVE EXAMPLES FOR CATEGORY I WETLANDS

(Developable Residential Acreage + Density Incentive [Maximum of Twenty-Five (25) Percent of Preserved Conservation Area]) X Future Land Use Classification (Dwelling Units/Gross Acre) = Maximum Residential Units Allowable

#### EXAMPLE 1

Total Residential Acreage:	100	Acres
Wetlands:	<u>-10</u>	Acres
Developable Residential Acreage:	90	Acres
Wetlands:	10	Acres
Density Incentive:	X <u>.25</u>	
	2.5	Acres

Future Land Use Classification: RES-3 (Residential - 3 du/ga)

Ninety (90) Acres (Developable Residential Acres) X 3.0 (Dwelling Units/Gross Acre) = 270 Units + (Density Incentive of 2.5 Acres [Density Incentive] X 3.0 [Dwelling Units/Gross Acre]) = 7.5 Additional Units

277.5 Maximum Residential Units Allowable\*

\* Partial units > .5 will be rounded up.  
Partial units ≤ .5 will be rounded down.

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## EXHIBIT 2A-2

### DENSITY INCENTIVE EXAMPLES FOR CRITICAL LINKAGES (UPLANDS ONLY)

(Developable Residential Acreage + Density Incentive [Maximum of Twenty-Five (25) Percent of Preserved Conservation Area]) X Future Land Use Classification (Dwelling Units/Gross Acre) = Maximum Residential Units Allowable

#### EXAMPLE 2

Total Residential Acreage:	100	Acres
Critical Linkage (Upland Area):	-10	Acres
Developable Residential Acreage:	90	Acres
Base Density (RES-3 (Residential - 3 du/ga)):	X 3.0 = <b>270</b>	Units
Critical Linkage (Upland Area):	10	Acres
Base Density (RES-3 (Residential - 3 du/ga)):	X 3.0 = <b>30</b>	Units
Density Incentive:	(.25 * 10 Acres) = <b>7.5</b>	Units
Maximum Residential Units:	<b>307</b>	<b>Units*</b>

\* Partial units > .5 will be rounded up.  
Partial units ≤ .5 will be rounded down.

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### EDITOR'S NOTE: EXAMPLE

100-Acre Site  
RES-3 (Residential - 3 du/ga)

Current Development Potential - Prior Comprehensive Plan (3 Dwelling Units/1 Acre)		Development Potential - Adopted Comprehensive Plan (3 Dwelling Units/1 Acre)	
<b>Wetland Credit - Category I Wetlands</b>			
100 Acres <u>-10</u> Acres Wetlands 90 Developable Residential Acres		100 Acres <u>-10</u> Acres Wetlands 90 Developable Residential Acres	
<b>Base Density</b> 90 x 3.0 =	270 Units	<b>Base Density</b> 90 x 3.0 =	270 Units
<b>Wetland Credit</b> 90 x .10 = 9 x 3.0 =	<u>27</u> Units	<b>Wetland Credit</b> 10 x .25 = 2.5 x 3.0 =	<u>7.5</u> Units
Total:	297 Units	Total:	277 Units
<b>297 Total Units</b>		<b>277 Total Units</b>	
<b>Critical Linkage Credit</b>			
100 Acres <u>-10</u> Acres Wetlands 90 Developable Residential Acres		100 Acres <u>-20</u> Acres Critical Linkage (10 Acres Wetlands; 10 Acres Uplands) 80 Developable Residential Acres	
<b>Base Density</b> 90 x 3.0 =	270 Units	<b>Base Density</b> 80 x 3.0 =	240 Units
<b>Wetland Credit</b> 90 x .10 = 9 x 3.0 =	<u>27</u> Units	<b>Wetland Credit</b> 10 x .25 = 2.5 x 3.0 =	7.5 Units
Total:	297 Units	<b>Critical Linkage Base Credit</b> 10 x 3 =	30 Units
		<b>Critical Linkage Bonus Credit</b> 10 x .25 = 2.5 x 3.0 =	<u>7.5</u> Units
		Total:	285 Units
<b>297 Total Units</b>		<b>285 Total Units</b>	

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## SECTION FLU A-5 CALCULATION OF FLOOR AREA RATIOS

1. For nonresidential projects, the maximum gross building square footage shall be the sum of the developable nonresidential project acreage multiplied by the maximum Floor Area Ratio permitted by the applicable land use classification.
2. Only those lands specifically within a project's boundaries may be used for calculating the maximum permitted gross building square footage. The above notwithstanding, no nonresidential intensity may be transferred from one (1) parcel of land to another when the parcels are physically separated from each other, except as by roadways, streams, rivers, or lakes. Along coastal areas, only land above mean high tide may be used in determining acreage size.

The foregoing limitations shall not apply where the Comprehensive Plan or Land Development Code specifically allow for density transfers from another site to a project.

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## SECTION FLU A-6 THE OFFICIAL FUTURE LAND USE MAP

### General Application

1. The Pasco County Future Land Use Element contains an official Future Land Use Map. This map depicts a land use classification system which defines the location and range of permitted uses in each classification, the range of permitted densities and/or intensities of use, and other data necessary to comply with minimum State requirements.
2. The official Future Land Use Map depicts the following land use classifications and map symbols. Such symbols shall be used to implement the Future Land Use concept subject to the projections of future population and employment as described in the Future Land Use Technical Support Document.

**TABLE 2-1**

<b>Resource Protection Land Use Classifications</b>	
Coastal Lands	C/L
Conservation Lands	CON
Major Recreation/Open Space	R/OS
Wetlands/Lakes Overlay	WLO
<b>Rural Land Use Classifications</b>	
Agricultural	AG
Agricultural/Rural	AG/R
Residential - 1	RES-1
<b>Residential Land Use Classifications</b>	
Residential - 1	RES-1
Residential - 3	RES-3
Residential - 6	RES-6
Residential - 9	RES-9
Residential - 12	RES-12
Residential - 24	RES-24
<b>Nonresidential Land Use Classifications</b>	
Commercial	COM
Office	OF
Industrial - Light	IL
Industrial - Heavy	IH
<b>Mixed-Use Land Use Classifications</b>	
Employment Center	EC
Town Center	TC
Planned Development	PD
Connerton New Town	NT

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<b>Other</b>	
Public/Semipublic	P/SP
<b>Inactive Land Use Classifications</b>	
Activity Center	AC
Major Attractors	AT
Retail/Office/Residential	ROR
Mixed Use	MU

3. Within the Northeast Pasco Rural Area, RES-1 (Residential - 1 du/ga) Future Land Use Classification is deemed to be a rural land use classification. Within the rural transition area, RES-1 (Residential - 1 du/ga) may be developed as either a conservation subdivision or as an MPUD (Master Planned Unit Development).
4. The land use classifications shown on the official Future Land Use Map are identified according to the predominant use or maximum level of intensity intended for that classification. Other uses, such as, but not limited to, recreational, public, and semipublic uses, may be permitted in any land use classification consistent with the applicable Goals, Objectives, and Policies of the Future Land Use Element. Specific locations for other uses are not shown on the map because they are predicated on conditions and events which cannot be predicted at this time.

The character of each land use classification is defined by development intensity, residential density, functional use, and the physical characteristics of the land. Each classification has a range of potentially permissible uses which, although not exhaustive, illustrate the character of uses permitted within the land use classification. Not all of the potential uses are acceptable anywhere within the classification. Each potential use must be evaluated in accordance with the Goals, Objectives, and Policies of the Future Land Use Element.

For example, although a residential development must comply with the maximum gross density requirements, it is not ensured of the maximum density allowed for that classification. The application of Comprehensive Plan policies dealing with the natural environment, public facilities, transportation, and/or surrounding land use compatibilities may preclude the development of maximum density on any particular site.

5. The development of a single-family detached home, when the individual Lot of Record does not meet the maximum density requirement of the Future Land Use Element, shall be permitted. Development, as described above, shall be subject to all State and local development regulations including, but not limited to, those regulations designed to effectuate its intent.
6. All land use classifications shall permit the consideration of churches, schools, and sites for compatible public facilities, when in compliance with the Goals, Objectives, and Policies of the Future Land Use Element and applicable development regulations.
7. In general, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the

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proposed developable residential acreage of the project plus any density incentives as provided in Section FLU A-4.

8. For nonresidential projects, the maximum gross building square footage shall be the sum of the nonresidential project acreage multiplied by the maximum Floor Area Ratio permitted by the applicable land use classification.
9. Schools shall be permitted in all Future Land Use classifications except CL (Coastal Lands), CON (Conservation Lands), EC (Employment Center), IL (Industrial - Light), and IH (Industrial - Heavy), proximate to urban residential areas consistent with the school siting standards as set forth in the Public School Facilities Element to the extent practicable. Pasco shall permit the location of schools within the AG (Agricultural) and AG/R (Agricultural/Rural) Future Land Use Classifications only upon demonstrated need consistent with the following criteria. In the planning, siting, land acquisition, and development of the facility, evaluation shall include consideration of:
  - a. The student population density of the area, such as sufficient student population of the existing rural communities;
  - b. Require, where feasible, the location of new elementary and middle schools, internal or adjacent to residential neighborhoods; and
  - c. Public safety.

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## DEFINITIONS OF FUTURE LAND USE CLASSIFICATIONS

The definitions and uses provided for in each of the following Future Land Use classifications are descriptive definitions only. A comprehensive listing of permitted and special exception uses are provided in the Pasco County Land Development Code as may be amended from time to time, which uses are hereby incorporated herein by this reference thereto as if fully set forth herein verbatim.

The special provisions provided for in certain Future Land Use classifications represent conditions to be complied with in approving land use classification amendments, rezonings, development orders, permits, and agreements.

### CON (CONSERVATION LANDS)

Intent: To recognize public or private lands held for conservation.

#### General Range of Potential Uses:

Open space, passive nature parks, selected agricultural activities, accessory structures.

#### Density Restrictions: Dwelling Units/Developable Residential Area

0.00

#### Maximum Nonresidential Intensity: Floor Area Ratio

0.00

### AG (AGRICULTURAL)

Intent: To maintain agricultural character in appropriate areas and to minimize infrastructure needed in those areas to accommodate future development.

Mining and agro-industrial uses are exempt from maximum Floor Area Ratio.

Mining activities which require ancillary processing are permitted only with special approval, as applicable, by the Board of County Commissioners.

#### General Range of Potential Uses:

Agricultural, rural-residential uses; mining; agro-industrial uses; small commercial uses related to the agricultural use of the property; recreation facilities.

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### Density Restrictions:

<b>AG (Agricultural)</b>		
Maximum Base Density Dwelling Units/Developable Residential Acre (No Open-Space Requirement)	1 Dwelling Unit/10 Acres	
	<b>CS - Rural Area</b>	<b>CS - Other</b>
<b>Density Incentives for Clustering as a Conservation Subdivision or AG (Agricultural) MPUD Master Planned Unit Development: Dwelling Units/Gross Acre</b>		
Up to 10 Percent Open Space		
11 Percent-20 Percent		
21 Percent-40 Percent		
41 Percent-50 Percent	1 du/4.5 Acres	1 du/4.5 Acres
51 Percent-60 Percent This density incentive permits more than a 100 percent increase in density (more than double), if one-half the property is preserved as open space or agricultural uses.	1 du/4.5 Acres	1 du/4.5 Acres
61 Percent-80 Percent	1 du/3.9 Acres	1 du/3.9 Acres
More than 80 Percent	1 du/3.3 Acres	1 du/3.3 Acres

du=Dwelling Unit

CS=Conservation Subdivision

Rural Area=Northeast Pasco Rural Area

Other=All Lands Outside of the Northeast Pasco Rural Area

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## EDITOR'S NOTE: EXAMPLE

100-Acre Site  
AG (Agricultural)

<b>Current Development Potential (1 Dwelling Unit/10 Acres)</b>		<b>AG (Agricultural) MPUD Master Planned Unit Development - Development Potential (25 Percent Open Space - 1 Dwelling Unit/5.5 Acres)</b>	
10 Dwelling Units		18 Dwelling Units	
<b>Developed Area:</b>	100 Acres	<b>Developed Area:</b>	75 Acres
<b>Open Space:</b>	0 Acres	<b>Open Space</b>	25 Acres
<b>Minimum Lot Size:</b>	10 Acres	<b>Minimum Lot Size:</b>	None
		<b>Likely Approximate Lot Size:</b>	4 Acres
<b>Current Development Potential (1 Dwelling Unit/ 10 Acres)</b>		<b>Conservation Subdivision Development Potential (50 Percent Open Space - 1 Dwelling Unit/4.5 Acres)</b>	
10 Dwelling Units		22 Dwelling Units	
<b>Developed Area:</b>	100 Acres	<b>Developed Area:</b>	50 Acres
<b>Open Space:</b>	0 Acres	<b>Open Space</b>	50 Acres
<b>Minimum Lot Size:</b>	10 Acres	<b>Minimum Lot Size:</b>	None
		<b>Likely Approximate Lot Size:</b>	2.2 Acres

**Maximum Nonresidential Intensity: Floor Area Ratio**

0.23

**AG/R (AGRICULTURAL/RURAL)**

Intent: To maintain rural and agricultural character in appropriate areas and to minimize infrastructure needed in those areas to accommodate future development.

Mining and agro-industrial uses are exempt from maximum Floor Area Ratio.

Mining activities which require ancillary processing are permitted only with special approval, as applicable, by the Board of County Commissioners.

**General Range of Potential Uses:**

Agricultural, rural-residential uses; mining; agro-industrial uses; small commercial uses related to the agricultural use of the property; recreation facilities.

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### Density Restrictions:

AG/R (Agricultural/Rural)		
Maximum Base Density Dwelling Units/Developable Residential Acre (No Open-Space Requirement)	1 Dwelling Unit/5 Acres	
	<b>CS - Rural Area</b>	<b>CS - Other</b>
<b>Density Incentives for Clustering as a Conservation Subdivision: Dwelling Units/Gross Acre</b>		
50 Percent Open Space This density incentive permits more than a 100 percent increase in density (double), if one-half the property is preserved as open space or agricultural uses.	1 du/2.5 Acres	1 du/2.5 Acres

du=Dwelling Unit

CS=Conservation Subdivision

Rural Area=Northeast Pasco Rural Area

Other=All Lands Outside of the Northeast Pasco Rural Area

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## EDITOR'S NOTE: EXAMPLE

100-Acre Site  
AG/R (Agricultural/Rural)

Current Development Potential (1 Dwelling Unit/5 Acres)		Conservation Subdivision Development Potential (50 Percent Open Space - 1 Dwelling Unit/2.5 Acres)	
20 Dwelling Units		40 Dwelling Units	
<b>Developed Area:</b>	100 Acres	<b>Developed Area:</b>	50 Acres
<b>Open Space:</b>	0 Acres	<b>Open Space</b>	50 Acres
<b>Minimum Lot Size:</b>	5 Acres	<b>Minimum Lot Size:</b>	None
		<b>Likely Approximate Lot Size:</b>	1.25 Acres

### Maximum Nonresidential Intensity: Floor Area Ratio

0.23

This maximum intensity does not apply to mining and agro-industrial uses which are exempt from this maximum.

### RES-1 (RESIDENTIAL - 1 DU/GA)

Intent: To recognize those areas suited for single-family detached residential development at a maximum density of one (1) dwelling unit/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 1.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

### General Range of Potential Uses:

Single-family detached residential uses; agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

### Special Provisions:

1. All properties designated as RES-1 (Residential - 1 du/ga) that are developed as a residential subdivision greater than 300 acres in size shall be required to rezone as a cluster-residential subdivision under either the County's MPUD Master Planned Unit Development or conservation subdivision regulations, or develop at a gross residential density not exceeding one (1) unit per five (5) acres of land.

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2. Minimum Open Space: For those cluster-residential subdivisions developed under Special Provision 1 above, a minimum of twenty-five (25) percent of the site must be designated as open space if the site is developed as an MPUD Master Planned Unit Development. A minimum of fifty (50) percent of the site must be designated as conservation subdivision open space if the site is developed as a conservation subdivision.
  
3. Compatibility: The location of residential development lots shall be configured to meet the following standards:
  - a. Residential lots shall be arranged in a pattern that protects and preserves the character and appearance of land when viewed from abutting properties.
  
  - b. Residential lot-size adjacencies shall comply with the standards that are developed to implement Policy FLU 1.4.2.

### Density Restrictions: Dwelling Units/Developable Residential Acre

RES-1 (Residential - 1 du/ga)		
Maximum Base Density (No Open-Space Requirement)	1 Dwelling Unit/1 Acre	
	<b>CS - Rural Area</b>	<b>CS - Other</b>
Density Incentives for Clustering as a Conservation Subdivision		
50 Percent Open Space This density incentive permits more than a 100 percent increase in density (double), if one-half the property is preserved as open space or agricultural uses.	1.5 du/1 Acre	1.5 du/1 Acre

du=Dwelling Unit

CS=Conservation Subdivision

Rural Area=Northeast Pasco Rural Area

Other=All Lands Outside of the Northeast Pasco Rural Area

### Maximum Nonresidential Intensity: Floor Area Ratio

0.27

### RES-3 (RESIDENTIAL - 3 DU/GA)

Intent: To recognize those areas suited for single-family detached residential development at a maximum of 3.0 dwelling units/developable residential acre. Attached residential development at a maximum of 3.0 dwelling units/developable residential acre may be permitted within an MPUD Master Planned Unit Development.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 4.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

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## **General Range of Potential Uses:**

Residential uses; agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

## **Density Restrictions: Dwelling Units/Developable Residential Acre**

3.00 Maximum

## **Maximum Nonresidential Intensity: Floor Area Ratio**

0.27

## **RES-6 (RESIDENTIAL - 6 DU/GA)**

Intent: To recognize those areas suited for single-and multifamily residential development having a maximum density of six (6) dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed nine (9) dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

## **General Range of Potential Uses:**

Single-family residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

## **Density Restrictions: Dwelling Units/Developable Residential Acre**

6.00 Maximum

## **Maximum Nonresidential Intensity: Floor Area Ratio**

0.27

## **RES-9 (RESIDENTIAL - 9 DU/GA)**

Intent: To recognize those areas suited for single-family and multifamily residential development having a maximum density of nine (9) dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 13.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

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## **General Range of Potential Uses:**

Single-family and multifamily residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

## **Density Restrictions: Dwelling Units/Developable Residential Acre**

9.00 Maximum

## **Maximum Nonresidential Intensity: Floor Area Ratio**

0.27

## **RES-12 (RESIDENTIAL - 12 DU/GA)**

Intent: To recognize those areas suited for single-family and multifamily residential development having a maximum density of twelve (12) dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed eighteen (18) dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

## **General Range of Potential Uses:**

Single-family and multifamily residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems. Also hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

## **Density Restrictions: Dwelling Units/Developable Residential Acre**

12.00 Maximum

## **Maximum Nonresidential Intensity: Floor Area Ratio**

0.27

## **RES-24 (RESIDENTIAL - 24 DU/GA)**

Intent: To recognize those areas suited for single-family and multifamily residential development having a maximum density of twenty-four (24) dwelling units/developable residential acre.

## **General Range of Potential Uses:**

Single-family and multifamily residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-

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scale public and semipublic uses, such as central utility systems. Also hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

### **Density Restrictions: Dwelling Units/Developable Residential Acre**

24.00 Maximum

### **Maximum Nonresidential Intensity: Floor Area Ratio**

0.27

### **ROR (RETAIL/OFFICE/RESIDENTIAL)**

**Note: This Future Land Use classification is INACTIVE. Existing properties assigned ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. Developments of Regional Impact that have submitted to Pasco County both an Application for Development Approval and a request to amend the Future Land Use Map to ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan, or both a Notice of Proposed Change to an existing Development of Regional Impact and a request to amend the Future Land Use Map to ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan, may also continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an ROR (Retail/Office/Residential) Future Land Use Classification.**

Intent: To identify established areas exhibiting a broad range of commercial and residential uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.

No uses which have a primary purpose of distribution of goods shall be permitted in the ROR (Retail/Office/Residential) Land Use Classification.

The mix of uses within the areas designated for future ROR (Retail/Office/Residential) development must contain at least two (2) of the following uses with amounts of each within the ranges shown below:

Residential:	0-75 Percent
Retail:	0-75 Percent
Office:	0-75 Percent

### **General Range of Potential Uses:**

Commercial uses, residential uses, hotels/motels, compatible light manufacturing, processing, and assembling of goods.

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## **Density Restrictions: Dwelling Units/Developable Residential Acre**

24.00 Maximum

## **Maximum Nonresidential Intensity: Floor Area Ratio**

0.60

## **COM (COMMERCIAL)**

Intent: To identify established areas exhibiting a broad range of commercial uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.

No uses which have a primary purpose of distribution of goods shall be permitted in the COM (Commercial) Land Use Classification.

### **General Range of Potential Uses:**

Commercial uses, office uses, hotels/motels, compatible light manufacturing, processing and assembling of goods. No uses which have a primary purpose of distribution of goods shall be permitted in commercial.

Residential uses are only permitted when constructed in combination with commercial uses within a single building of two (2) or more stories, wherein the first-floor uses are commercial, office, and/or other nonresidential uses. Parking areas do not count as a nonresidential use in this context.

## **Density Restrictions: Dwelling Units/Developable Residential Acre**

24.00 Maximum

Note: Small-Scale Comprehensive Amendments to the COM (Commercial) Future Land Use Classification shall be limited to a maximum residential density of ten (10) dwelling units/gross acre and shall be delineated on the Future Land Use Map with a specific symbol/pattern and a footnote.

## **Maximum Nonresidential Intensity: Floor Area Ratio**

0.60

## **OF (OFFICE)**

Intent: To consist of a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. This land use should be located along collector and arterial roadways to provide convenient access to transit facilities. This land use can serve as an effective transitional use between higher-intensity nonresidential uses and a variety of residential uses, and is generally less than ten (10) acres in size.

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## **General Range of Potential Uses:**

Conversion of existing residential structures to low-intensity professional office uses, general office development, nursery schools, libraries, laboratories, day-care centers, public elementary schools, public middle schools, and public high schools; and special exception uses, such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. This land use requires a full range of urban services and facilities (see Exhibit 2-1, Services and Facilities by Classification).

## **Density Restrictions: Dwelling Units/Developable Residential Acre**

0.00 Maximum

## **Maximum Nonresidential Intensity: Floor Area Ratio**

0.35

## **IL (INDUSTRIAL - LIGHT)**

Intent: To recognize areas suitable for light-industrial uses or for other uses without objectionable, aesthetic impact and without adverse noise, smoke, dust, vibration, or glare impacts.

The maximum Floor Area Ratio of .50 is established at a level which permits industrial storage and automated processing normally associated with light industrial uses. However, retail uses shall not exceed .27 Floor Area Ratio.

Retail land uses within any planned industrial or distribution facility or an industrial/office park shall be limited to fifteen (15) percent of the net project acreage.

## **General Range of Potential Uses:**

Office; light industry; research/corporate parks; warehouses/distribution; retail uses; hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

## **Density Restrictions: Dwelling Units/Developable Residential Acre**

0.00

## **Maximum Nonresidential Intensity: Floor Area Ratio**

0.50 Industrial

0.27 Retail/Hotel/Motel

## **IH (INDUSTRIAL - HEAVY)**

Intent: To recognize areas suited for development of all industrial uses which may have objectionable aesthetics or be associated with adverse noise, smoke, dust, or vibration impacts.

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The maximum Floor Area Ratio of .50 is established at a level which permits industrial manufacturing normally associated with light and heavy industrial uses. However, retail uses shall not exceed .27 Floor Area Ratio.

Retail land uses within any planned industrial or distribution facility or an industrial/office park shall be limited to fifteen (15) percent of the net project acreage.

### **General Range of Potential Uses:**

Light industry, heavy industry, mining, ports, intensive-commercial uses, convenience-retail uses, warehouse/distribution, and hotels/motels.

### **Density Restrictions: Dwelling Units/Developable Residential Acre**

0.00

### **Maximum Nonresidential Intensity: Floor Area Ratio**

0.50 Industrial

0.27 Retail/Hotels/Motels

### **MU (MIXED USE)**

**Note: This Future Land Use classification is INACTIVE. Existing properties assigned MU (Mixed Use) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. Developments of Regional Impact that have submitted to Pasco County both an Application for Development Approval and a request to amend the Future Land Use Map to MU (Mixed Use) as of the effective date of this Comprehensive Plan may also continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an MU (Mixed Use) Future Land Use Classification.**

Intent: To identify areas which are established as, or suitable for, major centers of suburban/urban activity and are limited to areas with a high level of public-facility availability along expressways. Also, to provide incentives to encourage or require the horizontal or vertical integration of various residential and nonresidential uses within these areas and the development of a high-quality environment for living, working, or visiting.

The mix of uses within areas designated as MU (Mixed Use) must contain at least two (2) of the following uses with amounts of each within the range shown below:

Residential:	0-75 Percent
Retail:	0-75 Percent
Office:	0-75 Percent
Light Industrial:	0-75 Percent

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## General Range of Potential Uses:

Commercial, light-industrial, research/corporate parks; warehouse/distribution; residential uses; hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

## Density Restrictions: Dwelling Units/Developable Residential Acre

32.00 Maximum

## Maximum Nonresidential Intensity: Floor Area Ratio

3.0

## EC (EMPLOYMENT CENTER)

Intent: The EC (Employment Center) Land Use Classification is a mixed-use land use classification that permits corporate business parks, "targeted primary businesses," higher-density residential, and industrial uses. Retail uses are limited to only those uses that support the primary businesses and residences located within the employment center. Commercial and/or retail uses that are designed to serve a regional purpose are expressly prohibited.

The EC (Employment Center) Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision and economic development goals by focusing development that provides an economic benefit in terms of employment opportunities and increased tax base within compact and specified employment centers. This represents a shift in policy direction from the County's current Comprehensive Plan and land use vision by creating a specific mechanism to locate higher-intensity target-business uses in compact locations along major roadways and intersections in order to reduce development pressure in other areas of the County, thereby reducing road congestion and other community impacts associated with sprawl development.

## Special Provisions and Mix of Uses:

### 1. Mix of Use

The employment center shall be developed to accommodate an areawide composite land use mix as described below:

General Use	Minimum	Maximum
Corporate Business Park or Targeted Primary Businesses or Industrial Uses	55 Percent	75 Percent
Multifamily Uses	20 Percent	40 Percent
Support Commercial/Office Uses	5 Percent	20 Percent

This distribution range represents the mix of uses within each area designated as an employment center which would be accommodated over the planning horizon. The specific method for determining the land use mix distribution on a parcel-by-parcel basis

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during the development review processes will be established as either a part of the standards and guidelines of the Land Development Code or as a part of an areawide master planning process. If an areawide master plan has not been prepared for the employment center located at the I-75/U.S. 41 intersection, the specific method for determining the land use mix distributions shall not be implemented as a composite land use mix, but shall be implemented as a specific land use mix on a parcel-by-parcel basis using the mix standards as described above. The uses permitted within the land use classification may be developed in any sequence.

### **2. Locational Criteria**

In order to achieve the stated purpose, employment centers shall include or be located to achieve the following objectives:

- a. Promote the development of employment centers in close proximity to the regional road network, providing high visibility and convenient access;
- b. Discourage urban sprawl by clustering economic development activities along growth corridors;
- c. Promote the development of target primary businesses that will make the most efficient use of the County's investments in infrastructure and services;
- d. Provide high-density residential development and affordable housing in close proximity to employment centers;
- e. Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods and uses from nonresidential areas; and
- f. Ensure sufficient availability of land to realize the economic development goals of the County set forth in the Economic Development Element of the Comprehensive Plan.

### **3. Guiding Principles**

- a. **Future Land Use Classification Requires Rezoning:** Comprehensive Plan Amendments to employment center land use are required to be rezoned to an MPUD Master Planned Unit Development Zoning District or an Employment Center Planned Development prior to development. Any Future Land Use Map amendment request for employment center land use, with the exception of administrative amendments processed by the County in conjunction with an overall update to the Comprehensive Plan, must be accompanied by a rezoning request and a Master Development Plan as provided for in the Land Development Code.
- b. **Development Intensities:** The County shall establish the following development intensities as the maximum intensity/density for employment center development.

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Intensity: 3.0 Floor Area Ratio

Density: 32 Dwelling Units/Developable Residential Acre

The criteria for establishing appropriate intensities within a specific site includes compatibility with surrounding existing and planned uses, adequacy of existing and programmed public services and facilities, economic-development objectives, and consistency with the Comprehensive Plan based upon the unique characteristics of each site.

- c. **Compatibility:** The Employment Center Planned Development Master Development Plan shall include standards and options for "stepping down" building heights and transitioning land uses; e.g., gradual reduction of intensities and uses, to minimize visual and noise impacts on either adjacent residential developments or the Northeast Pasco Rural Area, where applicable.
- d. **Development Phasing:** Development of the phases of an employment center shall be timed to insure that required facility capacity is available concurrent with the demands of the center in accordance with the County's adopted Level of Service standards and facility-improvement plans. Each phase shall be required to be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
- e. **Access Within the Development:** Employment centers shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to travel between and among the several uses and activities. Sidewalks, cross-access easements, connected parking lots, and other similar means of providing full internal access shall be required.

## **TC (TOWN CENTER)**

Intent: To provide for a mix of uses within a development site or within a multiple-parcel area to promote employment opportunities near residential areas, to encourage flexible and creative design, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure. The TC (Town Center) Land Use Classification requires a TND (Traditional Neighborhood Design) or transit-oriented design development form as specified in the Comprehensive Plan.

### **General Range of Potential Uses:**

The TC (Town Center) Land Use Classification requires a mix of land uses. Development shall include a mix of nonresidential, retail, residential, civic, and community common-area uses.

### **Special Provisions and Mix of Uses:**

- 1. **Retail:** A minimum of twenty-five (25) percent of the total buildable land area shall be developed as nonresidential uses. Vertically mixed-use buildings that provide retail uses on the ground floor shall count toward meeting this requirement. Additionally, a minimum of thirty (30) percent and a maximum of seventy-five (75) percent of the total nonresidential (including retail and office) floor space shall be constructed for retail uses.

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2. Residential: A minimum of twenty-five (25) percent of the total buildable land area shall be developed as residential use.
3. Community Common Areas: A minimum of fifteen (15) percent of each town center shall be usable community common areas and open space accessible to the public. Two (2) types of community common areas, as described below, are required. All community common areas shall be owned and maintained by the property owner, property owner associations, homeowners' associations, or similar entities.
  - a. A minimum of five (5) percent of the total land area shall be provided in the form of greens, squares, and plazas.
  - b. A community park a minimum of one (1) contiguous acre in size shall be provided within the land use classification. Community parks shall include, at minimum, one (1) shelter and walking paths/trails. Parks may also include open-play areas and ball fields.
4. Compatibility: Development within the TC (Town Center) Land Use Classification shall be designed in a manner to promote compatibility of uses. Special consideration shall be given to pedestrian connections, building setbacks, and building heights, and the location, type, and size of buffering and landscaping to prevent adverse impacts to adjacent established residential neighborhoods.
5. Development Phasing: Development of the phases of a mixed-use development must be timed concurrent with facility capacity to ensure the provision of adequate public services according to adopted standards (see Exhibit 2-1, Services and Facilities by Classification) and facility plans. The construction of facility capacity must be designed and constructed to provide sufficient facility capacity for each phase of development, such that each phase is "self-sufficient" with regard to the provision of adequate facility capacity on a cumulative basis in case subsequent phases are delayed or abandoned.

### **Minimum Size:**

Individual locations for a town center must be a minimum of forty (40) acres to qualify for a TC (Town Center) Future Land Use Classification.

### **Density Restrictions: Dwelling Units/Developable Residential Acre**

24.00 Maximum

### **Maximum Nonresidential Intensity: Floor Area Ratio**

3.0

### **PD (PLANNED DEVELOPMENT)**

Intent: To provide for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond Land Development Code requirements; reduce public investment in provision of services; encourage flexible and creative site design; and

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provide sites for schools, recreation, and other public facilities which provide an areawide benefit to the community.

Comprehensive Plan Amendment requests for the assignment of a PD (Planned Development) Future Land Use Classification must be accompanied by a rezoning request to either MPUD Master Planned Unit Development or commercial planned development. All rezoning requests must be accompanied by a Master Development Plan as set forth in the Land Development Code. Such plans shall address, at a minimum, buffering, setbacks, lighting, and building heights to ensure compatibility with adjacent uses.

If the proposed plan does not or cannot achieve the desired level of compatibility as determined by the Board of County Commissioners, the Board of County Commissioners may deny the rezoning request.

PD (Planned Development) Land Use Classifications are made through applicant-requested amendments to the Future Land Use Map. Comprehensive Plan Amendments to PD (Planned Development) must be accompanied by a rezoning application including a Master Development Plan.

### **General Range of Potential Uses:**

Mixed-use developments (residential and nonresidential uses on the development site); residential developments with a range of unit types and densities; nonresidential developments such as office, commercial, industrial, elementary schools, middle schools, and high schools; attendant-on-site facilities such as utilities and recreation areas. Service and facility requirements will vary according to development intensity. Services and facilities are to be at a minimum, consistent with the requirements of comparable individual (residential, office, commercial, industrial) land use classifications for uses on the development site (see Exhibit 2-1, Services and Facilities by Classification).

### **Special Provisions and Mix of Uses:**

1. Future Land Use Classification Requires Rezoning: Comprehensive Plan Amendments to PD (Planned Development) must be accompanied by a rezoning request and Master Development Plan as provided for in the Land Development Code. The specific mix of uses of the land use classification will be established at the time that the classification is assigned, having completed all required development review processes provided for the MPUD Master Planned Unit Development and commercial planned development zoning districts as described in the Land Development Code of Pasco County. The Comprehensive Plan Amendment shall not be processed until all reviews and requirements associated with the rezoning are completed, notwithstanding the provision that the said classification may occur concurrently with approval of the final master plan.
2. Conservation and Open Space: Planned developments are required to provide protection of defined conservation areas and open space, and provide recreation and pedestrian circulation as a component of site design.
3. Minimum Open Space: A minimum of twenty-five (25) percent of the total buildable land area must be designated as open-space areas.

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4. **Compatibility with Adjacent Uses:** Due to the ability to cluster units and provide for a mixture of uses on site, planned developments require special consideration of the location, type, and size of buffer yards to maximize compatibility with adjacent land uses.
5. **Nonresidential-Use Locations:** Commercial and other nonresidential uses within planned developments are encouraged to be placed in locations that will provide convenient vehicular, pedestrian, and bicycle access for residents of the planned development community and will minimize the impact of commercial uses on adjacent and surrounding communities.
6. **Minimum Size:** Mixed-use planned developments are required to be a minimum of ten (10) acres in size in order to effectively design the site for residential and nonresidential uses.

### Mix of Uses

The mix of uses for PD (Planned Development) Land Use Classifications shall be established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

### **Density Restrictions: Dwelling Units/Developable Residential Acre**

Established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

### **Maximum Nonresidential Intensity: Floor Area Ratio**

Established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

### **P/SP (PUBLIC/SEMIPUBLIC)**

Intent: To recognize major existing and programmed public/semipublic facilities, primarily those facilities associated with public or private utilities and those associated with frequent or regular use by the residents of the community; e.g., educational and health care facilities. Also, to recognize major public facilities which are also not permitted within the residential land use classifications of this Comprehensive Plan. Additional uses under this classification may be recognized by amendments to the Future Land Use Map, if appropriate.

Where used to designate easements for electrical transmission lines and any other utility easements, the P/SP (Public/Semipublic) classification functions as an overlay classification.

### **General Range of Potential Uses:**

Landfills; permanent water and wastewater treatment/storage/facilities; solid waste management facilities including, but not limited to, major maintenance facilities, solid waste transfer stations, major utility-transmission corridors.

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Universities, colleges, or groupings of other major educational facilities, hospitals, and complementary or accessory health-care uses not designated under other Future Land Use classifications; community centers.

### **Density Restrictions: Dwelling Units/Developable Residential Acre**

N/A

### **Maximum Nonresidential Intensity: Floor Area Ratio**

N/A

### **AT (MAJOR ATTRACTORS)**

**Note: This Future Land Use Classification is INACTIVE. Existing properties assigned AT (Major Attractors) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as a MU (Mixed Use) Future Land Use Classification.**

Intent: To recognize major existing and programmed facilities, both public and private, which by virtue of their highly specialized function; e.g., theme or amusement parks, or their infrequent (but significant) impact on public facilities, are inconsistent with the intent and definition of other Future Land Use classifications.

### **General Range of Potential Uses:**

Mass-seating facilities, civic centers, convention facilities, and other major attractors.

### **Density Restrictions: Dwelling Units/Gross Acre**

N/A

### **Maximum Nonresidential Intensity: Floor Area Ratio**

N/A

### **R/OS (MAJOR RECREATION/OPEN SPACE)**

Intent: To recognize major recreation and permanent open-space lands.

### **General Range of Potential Uses:**

Major parks, publicly owned or operated recreational facilities.

### **Density Restrictions: Dwelling Units/Developable Residential Acre**

N/A

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## **Maximum Nonresidential Intensity: Floor Area Ratio**

N/A

## **CL (COASTAL LANDS)**

Intent: To limit land use densities and intensities in Coastal High Hazard Areas where potential property damage and loss of life due to natural disasters exists.

### **General Range of Potential Uses:**

Low-density residential uses; appropriate small-scale, residential-support uses; and appropriate water-dependent, water-related, or water-enhanced nonresidential uses.

### **Density Restrictions: Dwelling Units/Developable Residential Acre**

0.025 Maximum  
(1 Dwelling Unit/40 Gross Acres)

### **Special Provisions:**

Residential development shall be clustered as a part of an MPUD Master Planned Unit Development. The open space created through the MPUD Master Planned Unit Development 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 property and extinguishes all development rights on the open space.

## **Maximum Nonresidential Intensity: Floor Area Ratio**

.23

## **CONNERTON NT (NEW TOWN)**

Intent: To create a compact urban center in Central Pasco County, providing an alternative to the County's historically scattered, low-density development pattern.

The Connerton NT (New Town) must be:

More compact, creating a sense of place; providing a greater variety of uses closer to home and work; pedestrian-oriented, thereby reducing reliance on the automobile; able to achieve a balance between jobs and housing; and environmentally sensitive, providing wildlife corridors and upland habitat preservation.

See Future Land Use Goal 5 and associated objectives and standards for development guidelines and criteria.

This land use classification must be implemented in context with an approved Development of Regional Impact Application for Development Approval. See Future Land Use Objective 5.5, Policy 5.5.1, for area plan requirements.

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## General Range of Potential Uses:

### Town Center

Residential	15 Percent
Retail and Personal Services	20 Percent
Office	20 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

### Village Center

Residential	30 Percent
Retail and Personal Services	20 Percent
Office	5 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

### Employment Center

The general range of permitted uses includes retail, office, service, light industrial, warehouse/distribution, and public. No minimum land area restrictions apply.

## Density Restrictions: Dwelling Units/Gross Acre

Overall 2.0 Units/Gross Acre Minimum

### Town Center

Minimum Size: 171 Acres  
2.0 Units/Gross Acre Minimum  
8.0 Units/Net Acre Minimum

### Village Center

Maximum Size: 60 Acres  
2.0 Units/Gross Acre Minimum  
6.0 Units/Net Acre Minimum

## Maximum Nonresidential Intensity: Floor Area Ratio

### Town Center

3.0 Floor Area Ratio Maximum

### Village Center

2.0 Floor Area Ratio Maximum

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Employment Center

0.75 Floor Area Ratio Maximum

Employment Center

The general range of permitted uses includes retail, office, service, light industrial, warehouse/distribution, and public. No minimum land area restrictions apply.

## **WLO (WETLANDS/LAKES OVERLAY)**

Intent: To conceptually set forth publicly or privately owned, naturally occurring lakes and those lands which meet the definition of Category I wetlands. Development in these areas, as well as Categories II and III wetlands, may be restricted by Federal, State, and/or local environmental regulations and is subject to the Goals, Objectives, and Policies of the Pasco County Comprehensive Plan and applicable land development regulations.

The use of these areas, as well as Categories II and III wetlands, is described in the Conservation Element, Policy 1.3.6. Incentives for limiting development impacts and the preservation of these areas in perpetuity are provided in the Future Land Use Element in the form of residential-density incentives.

The WLO (Wetlands/Lakes Overlay) classification on the Future Land Use Map identifies and depicts areas which require on-site evaluation to verify their existence and determine their extent on a given parcel.

### **General Range of Potential Uses:**

See Conservation Element, Objective 1.3, and associated policies.

### **Density Restrictions: Dwelling Units/Gross Acre**

N/A

### **Maximum Nonresidential Intensity: Floor Area Ratio**

N/A

# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## SECTION FLU A-7: COMMERCIAL NODES (ILLUSTRATIONS FOR POLICY FLU 1.6.1.e.)

### Illustration of Location Guidelines for Consideration of Small and Medium Commercial Nodes

**FIGURE 2-1**







FOR COMMERCIAL USES PROPOSED WITHIN AREAS DESIGNATED AS  
AG (AGRICULTURAL), CL (COASTAL LANDS),  
AG/R (AGRICULTURAL/RURAL), RES-1 (RESIDENTIAL - 1 DU/GA),  
IL (INDUSTRIAL - LIGHT), AND/OR IH (INDUSTRIAL - HEAVY)  
ON THE FUTURE LAND USE MAP

MAXIMUM FRONTAGE = 660 FEET

FOR COMMERCIAL USES PROPOSED WITHIN AREAS DESIGNATED AS  
RES-3 (RESIDENTIAL - 3 DU/GA), RES-6 (RESIDENTIAL - 6 DU/GA),  
RES-9 (RESIDENTIAL - 9 DU/GA), RES-12 (RESIDENTIAL - 12 DU/GA), AND/OR  
RES-24 (RESIDENTIAL - 24 DU/GA)  
ON THE FUTURE LAND USE MAP

MAXIMUM FRONTAGE = 1,320 FEET

#### LEGEND

-  PROPERTY OWNERSHIP BOUNDARIES
-  PARCEL A
-  OWNERSHIP ON WHICH ALL PROPERTY IS ELIGIBLE FOR CONSIDERATION FOR COMMERCIAL USES
-  PARTS OF OWNERSHIP PARCEL WHICH ARE ELIGIBLE FOR CONSIDERATION FOR COMMERCIAL USES
-  OWNERSHIP, OR PARTS THEREOF, NOT ELIGIBLE FOR COMMERCIAL USES
-  BOUNDARIES OF ILLUSTRATED COMMERCIAL NODE

(SEE NEXT PAGE FOR ILLUSTRATIONS)

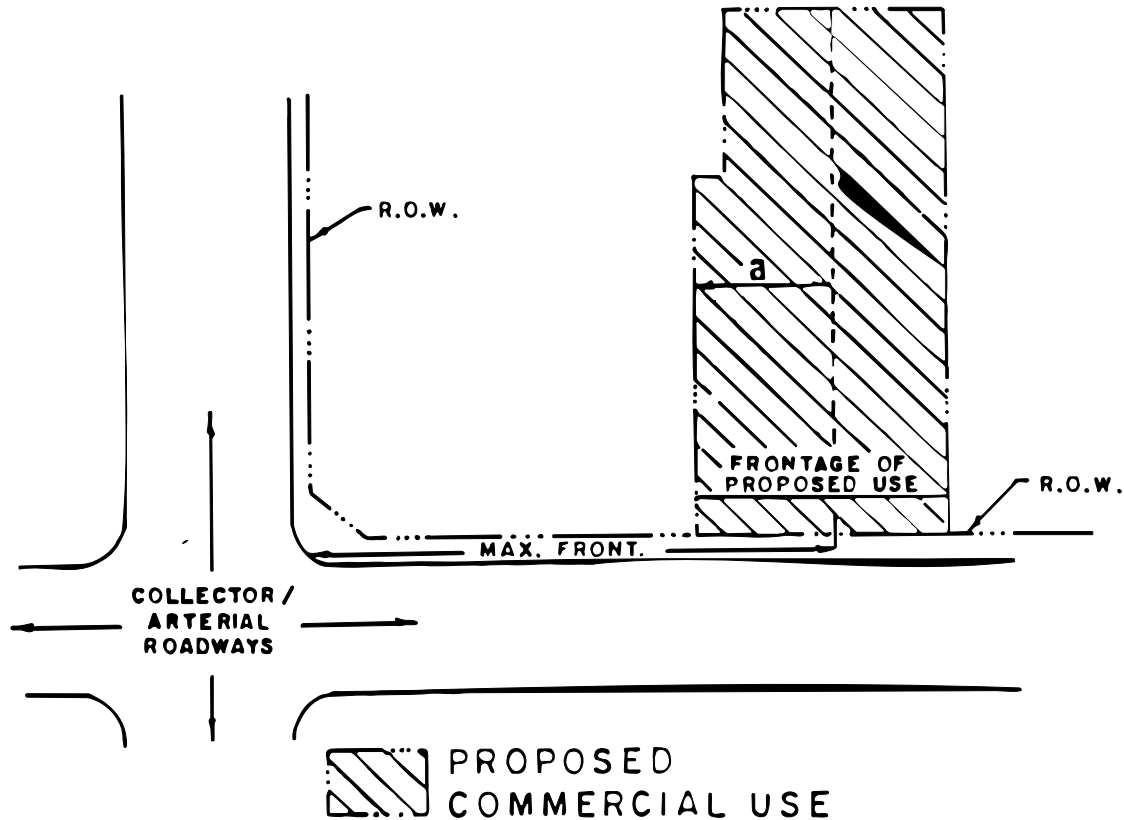


# 2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

## Permitted Exceptions to Limits on Frontage for Small and Medium Commercial Nodes

**75 PERCENT RULE: PROPOSED COMMERCIAL PROJECT PARTIALLY EXCEEDING MAXIMUM FRONTAGE:** If a proposed commercial project exceeds, in part, the maximum frontage limiting a commercial node; i.e., 660 feet or 1,320 feet for small and medium commercial projects, respectively, compliance with commercial locational criteria may be established if the portion of the commercial project's frontage along either (or both) functionally classified roadways defining the proposed commercial node is at least seventy-five (75) percent of the proposed commercial project's total frontage. This illustration (Figure 2-2) provides a graphic example of this permitted exception allowing the consideration of commercial use.

**FIGURE 2-2**



Note: Where "a" is equal to or greater than seventy-five (75) percent of the total proposed frontage of commercial use, proposed use may be considered for approval. Where "a" is less than seventy-five (75) percent of the total proposed frontage of commercial use, proposed use shall not be considered for approval.