

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 20) CHANGING FROM RES-3 (RESIDENTIAL – 3 DU/GA) TO RES-6 (RESIDENTIAL – 6 DU/GA) ON APPROXIMATELY 77.21 ACRES OF REAL PROPERTY, LOCATED ON THE SOUTH SIDE OF TOWER ROAD, SOUTH OF BEXLEY VILLAGE DRIVE; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Large-Scale Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes; and

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

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

WHEREAS, the Local Planning Agency, on November 19, 2020, held a hybrid virtual public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

WHEREAS, on January 12, 2021, the Board of County Commissioners held a hybrid virtual public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to the Florida Department of Economic Opportunity (DEO) and other agencies to obtain review and comment on the said Amendment; and

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

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

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

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

WHEREAS, the Board of County Commissioners, on March 9, 2021, held a hybrid virtual adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

NOW, THEREFORE, BE IT ORDAINED, in virtual session with a quorum attending and voting through Communications Media Technology, by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. FUTURE LAND USE MAP AMENDMENT.

The Official 2025 Future Land Use Comprehensive Plan Map 2-15, together with Map Sheet No. 20 is hereby amended to change the Future Land Use classification from RES-3 (Residential-3 DU/GA) to RES-6 (Residential-6 DU/GA), affecting approximately 77.21 acres of real property, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. REPEALER.

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

SECTION 3. SEVERABILITY.

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

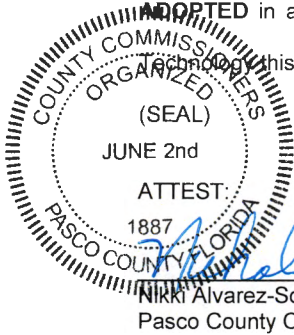
SECTION 4. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after the state land planning agency notifies Pasco County that the Plan Amendment package is complete. If timely challenged, this Amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

SECTION 5. LEGISLATIVE FINDINGS OF FACT.


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

ADOPTED in a hybrid virtual session with a quorum attending and voting through Communications Media Technology on this 9th day of March 2021.



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

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

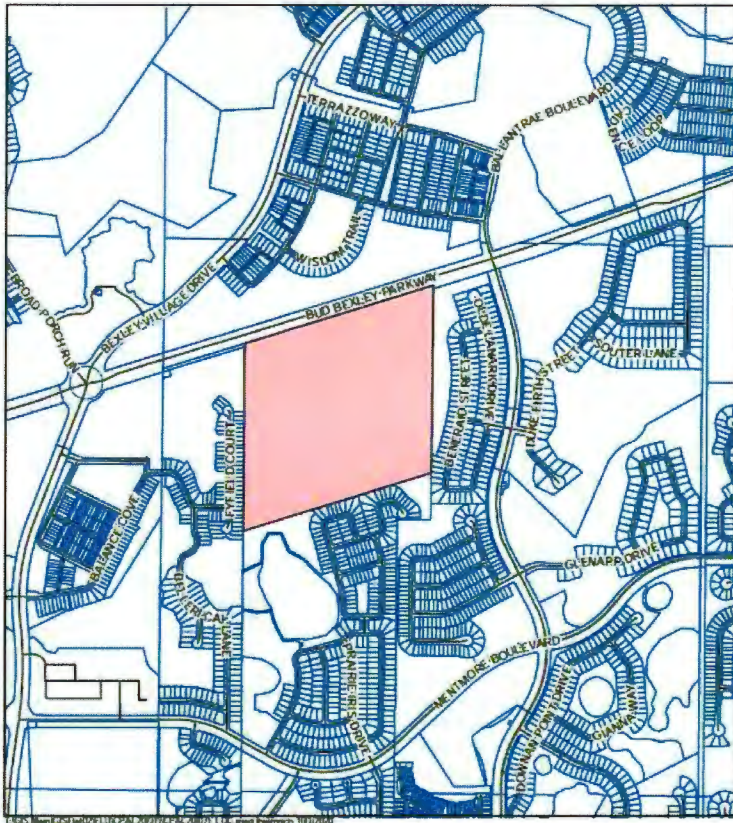

Ronald E. Oakley, CHAIRMAN

APPROVED
IN SESSION

MAR 09 2021

PASCO COUNTY
BCC

Exhibit A



CPAL20(07)

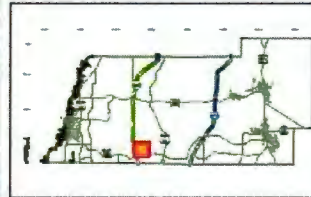
SALEM

20-26-18-0000-00100-0020

PHYSICAL ADDRESS:
17370 BUD BEXLEY PARKWAY

 SUBJECT PROPERTY

COMMISSION DISTRICT: 4



Map data © 2019 LUCPAL20(07) LUCPAL20(07) LUCPAL20(07) LUCPAL20(07)