PASCO COUNTY
FORECAST SOCIOECONOMIC DATA
DEVELOPMENT UPDATE

TECHNICAL MEMORANDUM

PREPARED FOR:
Pasco County Metropolitan Planning Organization
7530 Little Road
New Port Richey, FL 34654
Ph (727) 847-8140, fax (727) 847-8084

September 2004

Tindale-Oliver and Associates, Inc.
1000 N. Ashley Drive, Suite 100
Tampa, Florida 33602
Ph (813) 224-8862, fax (813) 226-2106
PASCO COUNTY
FORECAST SOCIOECONOMIC DATA DEVELOPMENT UPDATE

TECHNICAL MEMORANDUM

Table of Contents

Chapter 1: Introduction ........................................................................................................... 1-1

Chapter 2: Countywide Population and Employment Control Totals ......................... 2-1
   Introduction .......................................................................................................................... 2-1
   Population and Employment Control Totals ................................................................. 2-1
   School Enrollment and Hotel/Motel Control Totals ..................................................... 2-4
   Forecasted Approved Development ................................................................................. 2-5
   Changes to Future Land Use Map .................................................................................... 2-5

Chapter 3: Forecast Traffic Analysis Zonal Data ............................................................... 3-1
   Introduction ........................................................................................................................ 3-1
   Vacant Developable Lands Methodology ......................................................................... 3-1
      Identification of Planning Areas and Controls ............................................................. 3-5
      Calculation of Attractiveness Index .............................................................................. 3-7
      Distribution of Growth to TAZs .................................................................................... 3-8
   Socioeconomic Data Development .................................................................................. 3-9
      Allocation of Population and Employment to TAZ's .................................................. 3-9
      Allocation of School Enrollment .................................................................................. 3-10
      Allocation of Hotel and Motel Units .......................................................................... 3-10
   Recommended Socioeconomic Data .............................................................................. 3-10

Chapter 4: Conclusion ......................................................................................................... 4-1
   Recommendations ............................................................................................................ 4-1
   Recommendations for Enhancements ................................................................................ 4-1

List of Figures

Figure 1-1: Traffic Analysis Zones ....................................................................................... 1-2
Figure 2-1: Future Land Use Map ....................................................................................... 2-6
Figure 3-1: Land Use Allocation Process ............................................................................ 3-2
Figure 3-2: Pasco County Planning Areas .......................................................................... 3-6
Figure 3-3: Base Year 2000 Dwelling Unit Estimate ......................................................... 3-11
Figure 3-4: Forecast 2025 Total Dwelling Units ............................................................... 3-12
Figure 3-5: Forecast 2000 to 2025 Dwelling Unit Growth ................................................. 3-13
Figure 3-6: Base Year 2000 Industrial Employment Estimate ......................................... 3-14
Figure 3-7: Forecast 2025 Industrial Employment ........................................................... 3-15
Figure 3-8: Forecast 2000 to 2025 Industrial Employment Growth .................................. 3-16
Figure 3-9: Base Year 2000 Regional Commercial Employment Estimate .................... 3-17
Figure 3-10: Forecast 2025 Regional Commercial Employment ..................................... 3-18
Figure 3-11: Forecast 2000 to 2025 Regional Commercial Employment Growth .......... 3-19
Figure 3-12: Base Year 2000 Local Commercial Employment Estimate ....................... 3-20
Figure 3-13: Forecast 2025 Local Commercial Employment ........................................... 3-21
CHAPTER 1:
INTRODUCTION

The Pasco County Metropolitan Planning Organization (MPO) has a long established process used for the development of forecast socioeconomic data. This chapter describes some of the more significant issues relative to the forecast of socioeconomic data Pasco County and the specific process used to develop this data for the 2025 Long Range Transportation Plan Update prepared for adoption in December 2004.

Socioeconomic data, such as population and employment information, are a vital component of travel demand forecasting models used for transportation planning. The Pasco County Metropolitan Planning Organization participates in the development and maintenance of this information within Pasco County for the Tampa Bay Regional Planning Model (TBRPM). This model is historically updated on a three-year cycle, thus requiring an update to the input data including base year and forecast socioeconomic data. The socioeconomic data used in the model is referred to as ZDATA since it is developed at the Traffic Analysis Zone level. The Traffic Analysis Zone boundaries have been revised since the prior adopted Long Range Transportation Plan. The revisions include; splitting of single zones into several smaller zones, consolidation of zones, and realignment of boundaries. These refinements in Traffic Analysis Zone boundaries have increased Pasco County’s number of Traffic Analysis Zones from 294 to 332. A map illustrating the locations of Pasco County’s 332 Traffic Analysis Zones is provided in Figure 1-1.

This technical memorandum documents the methodologies and assumptions used in forecasting the socioeconomic data for Pasco County. The following chapters summarize the processes and results of the analysis. The appendices contain a more in-depth review of the methodology and resulting socioeconomic data forecast.
CHAPTER 2: COUNTYWIDE CONTROL TOTALS

Introduction
The countywide forecast of population and employment was developed using information from the following sources:

- Bureau of Economic and Business Research (BEBR), University of Florida – the BEBR population estimate was used to select incremental five-year population control totals. The High BEBR population projections were used to forecast population projections since it was determined by Pasco County MPO staff that this projection best represented the anticipated growth that Pasco County will experience.
- Florida Department of Transportation - Tampa Bay Regional Planning Model’s (TBRPM) version 5.0. The 2000 validation year model ZDATA files were used for the base year 2000 population, employment, school enrollment, and hotel/motel data.
- Pasco County Development Services staff and MPO staff - general knowledge and information regarding growth trends and the phasing of approved and proposed Developments of Regional Impact (DRIs) and Master Planned Unit Developments (MPUD’s).

Population and Employment Control Totals
Table 2-1 presents the recommended population and employment forecasts for Pasco County. It is forecasted that Pasco County 2025 population will be 624,600 persons with an employment total of approximately 213,600 employees. This represents an increase in population of 285,300 persons and 118,300 employees from 2000 to 2025. The forecasted population and employment for Pasco County from 2000 to 2025 represents an annualized growth of 3.36 percent for population and 4.97 percent for employment.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Employees</th>
<th>Increase from 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>339,303</td>
<td>95,275</td>
<td>n/a</td>
</tr>
<tr>
<td>2005</td>
<td>367,100</td>
<td>119,130</td>
<td>57,797</td>
</tr>
<tr>
<td>2010</td>
<td>452,900</td>
<td>141,304</td>
<td>113,597</td>
</tr>
<tr>
<td>2015</td>
<td>505,800</td>
<td>162,886</td>
<td>100,497</td>
</tr>
<tr>
<td>2020</td>
<td>564,100</td>
<td>187,280</td>
<td>224,797</td>
</tr>
<tr>
<td>2025</td>
<td>624,600</td>
<td>213,613</td>
<td>285,297</td>
</tr>
</tbody>
</table>

The recommended population and employment forecasts projects that over the next twenty-five years:

- Industrial employment in Pasco County will continue to grow at the same rate as population.
- Commercial employment will grow slightly faster than the rate of population growth.
- The majority of new jobs projected will continue to be in the service industries.

Table 2-2 summarizes the employment forecast by five employee types. The employment types include industrial, regional commercial employment, local commercial employment, regional service employment and
local service employment. The following list defines each employment category as identified by Martino Planning (January, 2002).

- Industrial Employment – All full-time and regular part-time employees, and self-employed persons by job location (i.e., place of work), whose job is an industry classified in the SIC categories 01-16, 08-40, 42, 44, 50, and 51 (i.e., agriculture, forestry, fisheries, mining, contract construction, manufacturing, freight transportation & warehousing, and wholesale trade).

- Regional Commercial Employment – All full-time and regular part-time employees, and self-employed persons by job location (i.e., place of work), whose job is an industry classified in the SIC categories 52, 53, 551, 552, 555-599, 56, 57, 593-598 (i.e., retail trade which typically attracts trips from a regional market).

- Local Commercial Employment – All full-time and regular part-time employees, and self-employed persons by job location (i.e., place of work), whose job is an industry classified in the SIC categories 54, 553, 554, 58, 591, 592, 599 (i.e., retail trade which typifies more local, short distance travel for goods.)

- Regional Service Employment – All full-time and regular part-time employees, and self-employed persons by job location (i.e., place of work), whose job is an industry classified in the SIC categories 41, 45-49, 62-67, 70, 73, 75, 76, 78, 80, 81, 83-89, and 90-99 (i.e., transportation, communication and utilities; hotels; repair services; health, legal and social service; insurance and real estate services; tourism and recreational services; government service).

- Local Service Employment – All full-time and regular part-time employees, and self-employed persons by job location (i.e., place of work), whose job is an industry classified in the SIC categories 07, 43, 60, 61, 72, and 82 (i.e., veterinary and pet services; landscape and horticulture services; postal and banking services; selected personal services; and educational services).

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Industrial</th>
<th>Regional Commercial</th>
<th>Local Commercial</th>
<th>Regional Service</th>
<th>Local Service</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>339,303</td>
<td>17,804</td>
<td>9,088</td>
<td>15,686</td>
<td>38,793</td>
<td>13,904</td>
<td>95,275</td>
</tr>
<tr>
<td>2005</td>
<td>307,100</td>
<td>20,133</td>
<td>11,756</td>
<td>20,290</td>
<td>49,286</td>
<td>17,665</td>
<td>119,130</td>
</tr>
<tr>
<td>2010</td>
<td>452,900</td>
<td>22,328</td>
<td>15,032</td>
<td>25,946</td>
<td>57,420</td>
<td>20,580</td>
<td>141,304</td>
</tr>
<tr>
<td>2015</td>
<td>505,800</td>
<td>24,430</td>
<td>18,402</td>
<td>31,762</td>
<td>64,983</td>
<td>23,291</td>
<td>162,868</td>
</tr>
<tr>
<td>2020</td>
<td>564,100</td>
<td>26,219</td>
<td>22,122</td>
<td>38,182</td>
<td>74,172</td>
<td>26,585</td>
<td>187,280</td>
</tr>
<tr>
<td>2025</td>
<td>624,800</td>
<td>27,770</td>
<td>25,546</td>
<td>44,092</td>
<td>85,545</td>
<td>30,660</td>
<td>213,613</td>
</tr>
</tbody>
</table>

Table 2-2 summarizes that the majority of new jobs forecasted are in the service employment sectors, followed by the commercial and industrial sectors. Table 2-3 summarizes the employment percent by employee type as a percent of the population. Table 2-3 also indicates that service employment is projected to have the greatest percent increase when compared to population. It should also be noted that the employment to population ratio is increasing over the next 25 years due to a greater proportion of Pasco County residents actually working in Pasco County as opposed to commuting to surrounding counties.
### Table 2-3: Employment Forecast by Employee Type (Percent of Population)

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Industrial</th>
<th>Regional Commercial</th>
<th>Local Commercial</th>
<th>Regional Service</th>
<th>Local Service</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>339,903</td>
<td>5.25%</td>
<td>2.68%</td>
<td>4.62%</td>
<td>11.43%</td>
<td>4.10%</td>
<td>28.08%</td>
</tr>
<tr>
<td>2005</td>
<td>307,100</td>
<td>5.07%</td>
<td>2.96%</td>
<td>5.11%</td>
<td>12.41%</td>
<td>4.45%</td>
<td>30.00%</td>
</tr>
<tr>
<td>2010</td>
<td>452,900</td>
<td>4.93%</td>
<td>3.32%</td>
<td>5.73%</td>
<td>12.68%</td>
<td>4.54%</td>
<td>31.20%</td>
</tr>
<tr>
<td>2015</td>
<td>505,800</td>
<td>4.83%</td>
<td>3.64%</td>
<td>6.28%</td>
<td>12.85%</td>
<td>4.60%</td>
<td>32.20%</td>
</tr>
<tr>
<td>2020</td>
<td>564,100</td>
<td>4.66%</td>
<td>3.92%</td>
<td>6.77%</td>
<td>13.15%</td>
<td>4.71%</td>
<td>33.20%</td>
</tr>
<tr>
<td>2025</td>
<td>624,800</td>
<td>4.45%</td>
<td>4.09%</td>
<td>7.06%</td>
<td>13.70%</td>
<td>4.91%</td>
<td>34.20%</td>
</tr>
</tbody>
</table>

Table 2-4 summarizes the employment forecast as a percentage by type of employee. Table 2-4 shows that service employment is maintaining and slightly increasing its share of total employment. Table 2-5 summarizes the cumulative total of employment by employment type over the next 25 years. Finally, Table 2-6 summarizes the growth in employment type for each 5 year period beginning in 2005 and ending in the year 2025.

### Table 2-4: Employment Forecast by Employee Type (Percent of Total Employees)

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Emp</th>
<th>Industrial</th>
<th>Regional Commercial</th>
<th>Local Commercial</th>
<th>Regional Service</th>
<th>Local Service</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>95,275</td>
<td>18.66%</td>
<td>9.54%</td>
<td>16.46%</td>
<td>40.72%</td>
<td>14.59%</td>
<td>100.00%</td>
</tr>
<tr>
<td>2005</td>
<td>119,130</td>
<td>16.90%</td>
<td>9.87%</td>
<td>17.03%</td>
<td>41.37%</td>
<td>14.83%</td>
<td>100.00%</td>
</tr>
<tr>
<td>2010</td>
<td>141,304</td>
<td>15.80%</td>
<td>10.64%</td>
<td>18.36%</td>
<td>40.64%</td>
<td>14.56%</td>
<td>100.00%</td>
</tr>
<tr>
<td>2015</td>
<td>162,888</td>
<td>15.00%</td>
<td>11.30%</td>
<td>19.50%</td>
<td>39.80%</td>
<td>14.30%</td>
<td>100.00%</td>
</tr>
<tr>
<td>2020</td>
<td>187,280</td>
<td>14.00%</td>
<td>11.81%</td>
<td>20.39%</td>
<td>39.61%</td>
<td>14.20%</td>
<td>100.00%</td>
</tr>
<tr>
<td>2025</td>
<td>213,613</td>
<td>13.00%</td>
<td>11.96%</td>
<td>20.64%</td>
<td>40.05%</td>
<td>14.35%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

### Table 2-5: Employment Forecast by Employee Type (Cumulative Growth from 2000)

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Industrial</th>
<th>Regional Commercial</th>
<th>Local Commercial</th>
<th>Regional Service</th>
<th>Local Service</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>2005</td>
<td>57,797</td>
<td>2.32%</td>
<td>2.66%</td>
<td>4.66%</td>
<td>10.45%</td>
<td>3.76%</td>
<td>23,855</td>
</tr>
<tr>
<td>2010</td>
<td>113,597</td>
<td>4.52%</td>
<td>5.94%</td>
<td>10.26%</td>
<td>18.87%</td>
<td>6.67%</td>
<td>46,026</td>
</tr>
<tr>
<td>2015</td>
<td>166,497</td>
<td>6.26%</td>
<td>9.31%</td>
<td>16.07%</td>
<td>26.14%</td>
<td>9.38%</td>
<td>67,793</td>
</tr>
<tr>
<td>2020</td>
<td>224,787</td>
<td>8.41%</td>
<td>13.03%</td>
<td>22.41%</td>
<td>35.73%</td>
<td>12.81%</td>
<td>92,005</td>
</tr>
<tr>
<td>2025</td>
<td>285,297</td>
<td>9.96%</td>
<td>16.45%</td>
<td>28.46%</td>
<td>48.75%</td>
<td>16.75%</td>
<td>118,338</td>
</tr>
</tbody>
</table>

### Table 2-6: Employment Forecast by Employee Type (Growth since Previous Time Period)

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Industrial</th>
<th>Regional Commercial</th>
<th>Local Commercial</th>
<th>Regional Service</th>
<th>Local Service</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>2005</td>
<td>57,797</td>
<td>2.32%</td>
<td>2.66%</td>
<td>4.66%</td>
<td>10.45%</td>
<td>3.76%</td>
<td>23,855</td>
</tr>
<tr>
<td>2010</td>
<td>55,800</td>
<td>2.19%</td>
<td>3.27%</td>
<td>5.65%</td>
<td>8.13%</td>
<td>2.91%</td>
<td>22,174</td>
</tr>
<tr>
<td>2015</td>
<td>52,900</td>
<td>2.10%</td>
<td>3.37%</td>
<td>5.81%</td>
<td>7.56%</td>
<td>2.71%</td>
<td>21,564</td>
</tr>
<tr>
<td>2020</td>
<td>58,300</td>
<td>1.78%</td>
<td>3.72%</td>
<td>6.42%</td>
<td>9.18%</td>
<td>3.26%</td>
<td>24,412</td>
</tr>
<tr>
<td>2025</td>
<td>60,500</td>
<td>1.55%</td>
<td>3.42%</td>
<td>5.91%</td>
<td>11.37%</td>
<td>4.07%</td>
<td>26,333</td>
</tr>
</tbody>
</table>
School Enrollment and Hotel/Motel Control Totals

Table 2-7 presents the recommended school enrollment forecasts for Pasco County. It is forecasted that Pasco County 2025 school enrollment will be approximately 93,600 students from a population of 624,800 persons. This implies an increase of approximately 44,100 students from 2000 to 2025. The recommended school enrollment forecast for Pasco County from 2000 to 2025 represents an annualized growth of 3.36 percent and 3.57 percent a year, respectively. Higher education enrollment is forecast for 2025 at approximately 10,800 students. The base 2000 higher education enrollment is approximately 7,000; hence the resulting increase from 2000 to 2025 is approximately 3,800 students. The higher education enrollment forecast for 2025 is consistent with the Florida Department of Transportation’s 2025 forecast. Upon review of the approved developments, the only additional higher education facility added to the forecast was a 1,500 student community college located in the Connerton Development of Regional Impact.

Table 2-7: School Enrollment Control Totals

<table>
<thead>
<tr>
<th>YEAR</th>
<th>Population</th>
<th>Students</th>
<th>Increase from 2000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Population</td>
</tr>
<tr>
<td>2000</td>
<td>339,303</td>
<td>49,460</td>
<td>n/a</td>
</tr>
<tr>
<td>2005</td>
<td>397,100</td>
<td>58,691</td>
<td>57,797</td>
</tr>
<tr>
<td>2010</td>
<td>452,900</td>
<td>67,844</td>
<td>113,597</td>
</tr>
<tr>
<td>2015</td>
<td>505,800</td>
<td>75,769</td>
<td>166,497</td>
</tr>
<tr>
<td>2020</td>
<td>564,100</td>
<td>84,502</td>
<td>224,797</td>
</tr>
<tr>
<td>2025</td>
<td>624,600</td>
<td>93,566</td>
<td>285,297</td>
</tr>
</tbody>
</table>

Table 2-8 summarizes the recommended hotel/motel unit forecasts for Pasco County. New hotel/motel units planned for approved developments, including MPUD’s, were added to the appropriate forecast year with direction from Pasco County staff. The remaining hotel/motel units were allocated to economy hotel/motel category. It is forecasted that Pasco County 2025 business hotel/motel units will be approximately 940 units. The forecasted 2025 economy hotel/motel units will be approximately 4,600 units, which amounts to an annualized growth of 5.66 percent a year. There is no forecasted growth in resort hotel/motel units.

Table 2-8: Hotel/Motel Control Totals

<table>
<thead>
<tr>
<th>YEAR</th>
<th>Business Hotels</th>
<th>Economy Hotels</th>
<th>Resort Hotels</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Units</td>
<td>Employees&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td>Units</td>
</tr>
<tr>
<td>2000</td>
<td>0</td>
<td>0</td>
<td>1,900</td>
</tr>
<tr>
<td>2005</td>
<td>740</td>
<td>106</td>
<td>2,009</td>
</tr>
<tr>
<td>2010</td>
<td>940</td>
<td>134</td>
<td>3,009</td>
</tr>
<tr>
<td>2015</td>
<td>940</td>
<td>134</td>
<td>3,809</td>
</tr>
<tr>
<td>2020</td>
<td>940</td>
<td>134</td>
<td>4,309</td>
</tr>
<tr>
<td>2025</td>
<td>940</td>
<td>134</td>
<td>4,809</td>
</tr>
</tbody>
</table>

<sup>(1)</sup> Assumes .1425 employees per unit for Business Hotels.

<sup>(2)</sup> Assumes 0.1 employees per unit for Economy Hotels.

<sup>(3)</sup> Assumes .2 employees per unit for Resort Hotels.
Forecasted Approved Development

Information from Pasco County on Developments of Regional Impact (DRIs), Master Planned Unit Developments (MPUD’s), and approved developments was incorporated into the forecasts of socioeconomic growth. Approved development employment was allocated to the Traffic Analysis Zones based on review meetings with Pasco County MPO staff. Pasco County MPO staff identified the amounts and the timeframe that approved development employment would be manually allocated. The remainder of the population and employment growth was allocated using the land use allocation model. Appendix A contains a listing at the major DRI’s and MPUD’s considered in this analysis.

The entire socioeconomic data development process was supported by a series of interactive review workshops conducted by the consultant with the Pasco County staff. During these workshops, control totals, approved development, and zone by zone data forecasts were reviewed. These review workshops resolved forecast issues that could not be addressed by the forecast tool thus requiring manual intervention that greatly enhanced the validity of the data forecasts.

Changes to Future Land Use Map

In order to ensure internal consistency, the socioeconomic data forecast considered a number of changes to the Adopted Comprehensive Plan 2015 Future Land Use Map (see Figure 2-1) obtained from Pasco County staff. The changes consist of future land use designation changes to groups, individual, and portions of individual parcels. For example, parcel number 925170000030000 consisting of 90 acres is changed from RES 3 (Residential 3 dwelling units per gross acre) to RES 6 (Residential 6 dwelling units per gross acre). The Adopted 2015 Future Land Use Map changes are summarized in Appendix B.

Consideration of these changes, as reflected on the Adopted 2015 Future Land Use Map, were included in the generation of vacant developable land totals by Future Land Use Plan category discussed in the following sections.

Before allocating future growth to be used for forecasting future travel demand, Pasco County completed an extensive analysis of build-out densities and intensities of existing land uses so that the future land use plan densities and intensities would represent realistic expectations. The amount of land needed for future population and employment, in the form of developable vacant acres, was calculated in order to forecast the land consumption for future growth in Pasco County through the year 2025. The amount of developable vacant acres by land use plan classification and by traffic analysis zone (TAZ) was then calculated. This growth and land use analysis included the development of the Pasco County Land Use Allocation Model, a specific process to develop the future year socioeconomic data sets for 2015 and 2025. The socioeconomic data sets include information by TAZ on population, dwelling units, industrial, commercial, and service employment, school enrollment, and hotels as identified previously. The next chapter describes the technical methodology used to develop the socioeconomic data sets starting with the vacant developable lands and finishing with the allocation of employment, school enrollment, and hotel/motel units.
CHAPTER 3:
FORECAST TRAFFIC ANALYSIS ZONAL DATA

Introduction
This chapter describes the technical methodology used to develop the year 2005, 2010, 2015, 2020 and 2025 population and employment forecasts at the Traffic Analysis Zone (TAZ) level. The forecast of population and employment included the three standard FSUTMS employment categories: industrial, commercial, and service employment that was subsequently separated into five categories of industrial, regional commercial, local commercial, regional service, and local service employment. Control totals of countywide employment by category were developed from the methodology and results described in Chapter 2 of this report. The base of the population and employment data forecasts was a 2000 population and employment data file provided by the Florida Department of Transportation’s consultant, Martino Planning, Inc. Population and employment growth was allocated to the Traffic Analysis Zone level based on the TAZ’s anticipated propensity to accommodate or attract development. This methodology is described in the sections below.

Vacant Developable Lands Methodology
The allocation methodology for population and employment to vacant developable lands was accomplished using a multi-step process that culminated in the allocation of growth based on the results of a gravity model. The process used to complete the allocation to vacant developable land is illustrated in Figure 3-1. The gravity model distributes growth based on the “mass” (or attractiveness) of a TAZ multiplied by the “mass” of an activity centroid divided by the square of the distance between the two. The results of the Traffic Analysis Zone distribution were reviewed in several meetings with Pasco County MPO staff. Where appropriate, adjustments were made to individual Traffic Analysis Zones based on the feedback received from Pasco County MPO staff.

The first step in determining a TAZ’s growth potential was to quantify the amount of vacant developable acres by Future Land Use Category. This was done using information from the Pasco County Property Appraiser’s files. Land was determined to be vacant by the Department of Revenue code (DOR). Additionally, a check was made to determine if the parcel was a future candidate for subdivision. This was accomplished by determining if the parcel had a structure on it and its size exceeded an acreage limit by Future Land Use Plan Code (i.e., one single family home on 20 acres of a Residential 3 classification). When this occurred, the parcel was treated as vacant even though it had a structure on it.

Once the vacant land by TAZ was determined, several adjustments were made to calculate the total developable land by Future Land Use Category. These adjustments are summarized below:

- Roadway right of way acreage was removed;
- Government owned properties were removed;
- Conservation areas, including FDOT mitigation areas, were removed;
- Wetlands were removed based on the National Wetlands Inventory maintained by the U.S. Fish & Wildlife Service.
Figure 3-1: Land Use Allocation Process

1. Development of Activity Regions and Centroids
2. Estimation of Allowable Growth
3. Land Use Allocation Model Attractiveness
4. Estimation of County Wide Control Totals (Growth increments)
5. Allocation of New Development by TAZ
6. New Development and Current Development Less Than or equal to Maximum Development
   - Yes: Manual Check of Data
     - Special Conditions That Require Manual Loading
       - Yes: Update ZDATA 1 and ZDATA 2 Files
       - No: End
   - No: Reallocation

7. Special Conditions That Require Manual Loading
   - Indirect
8. Friction Factors
   - Indirect

Flowchart Directions:
- Direct
- Indirect
- Yes
- No
- Reallocation
The result of these adjustments became the vacant developable acres by future land use category by TAZ. Appendix C contains a listing of the vacant developable acres by TAZ and Future Land Use Plan Category.

Land use densities were obtained from the Pasco County Comprehensive Plan, Pasco County Development Services, and from general land use densities provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition). These densities and intensities are illustrated on Table 3-1. The land use densities contained in the Comprehensive Plan were adjusted to reflect existing built-out densities within Pasco County. This work effort, completed by the Pasco County GIS Department, involved determining the existing built-out developments and estimating a density of units or intensity per acre. This density was then compared to the allowable density contained in the Pasco County Comprehensive Plan to determine a density multiplier.

Table 3-1: Estimation of Maximum Land Use Densities by Land Use (Units per Acre)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Use Code</th>
<th>Estimated Land Use Dwelling Units</th>
<th>Industrial Employees</th>
<th>Comm. Employees</th>
<th>Service Employees</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td>AG</td>
<td>0.1</td>
<td>0.63</td>
<td>4.83</td>
<td>12.93</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Agricultural / Rural</td>
<td>ASR</td>
<td>0.2</td>
<td>0.63</td>
<td>4.69</td>
<td>12.69</td>
<td>ITPC / ITE (2)</td>
</tr>
<tr>
<td>Major Attractions</td>
<td>AT</td>
<td>0</td>
<td>8.55</td>
<td>20.88</td>
<td>59.23</td>
<td>NA / NA (ITE (1)</td>
</tr>
<tr>
<td>City</td>
<td>CTS</td>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>NA</td>
</tr>
<tr>
<td>Coastal Islands</td>
<td>CL</td>
<td>0.025</td>
<td>3.95</td>
<td>4.83</td>
<td>12.93</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Conservation Land</td>
<td>CON</td>
<td>0</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>ITPC / NA / NA</td>
</tr>
<tr>
<td>Industrial - Heavy</td>
<td>IH</td>
<td>0</td>
<td>4.12</td>
<td>5.64</td>
<td>15.17</td>
<td>NA / ITE (2)</td>
</tr>
<tr>
<td>Industrial - Light</td>
<td>IL</td>
<td>0</td>
<td>5.55</td>
<td>5.64</td>
<td>15.17</td>
<td>NA / ITE (1)</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>MU</td>
<td>0.02</td>
<td>51.41</td>
<td>62.54</td>
<td>168.68</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Public / Semi Public</td>
<td>PRS</td>
<td>0</td>
<td>0.00</td>
<td>5.64</td>
<td>15.06</td>
<td>NA / NA (ITE (1)</td>
</tr>
<tr>
<td>Residential</td>
<td>RES-1</td>
<td>1</td>
<td>4.63</td>
<td>5.64</td>
<td>15.17</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Residential</td>
<td>RES-3</td>
<td>3</td>
<td>4.63</td>
<td>5.64</td>
<td>15.17</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Residential</td>
<td>RES-6</td>
<td>6</td>
<td>4.63</td>
<td>5.64</td>
<td>15.17</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Residential</td>
<td>RES-9</td>
<td>9</td>
<td>4.63</td>
<td>5.64</td>
<td>15.17</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Residential</td>
<td>RES-12</td>
<td>12</td>
<td>4.63</td>
<td>5.64</td>
<td>15.17</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Residential</td>
<td>RES-24</td>
<td>24</td>
<td>4.63</td>
<td>5.64</td>
<td>15.17</td>
<td>ITPC / ITE (1)</td>
</tr>
<tr>
<td>Retail/Office/Residential</td>
<td>ROR</td>
<td>24</td>
<td>0.00</td>
<td>12.53</td>
<td>33.72</td>
<td>NA / NA (ITE (1)</td>
</tr>
<tr>
<td>Major Recreation / Open Space</td>
<td>ROGS</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.25</td>
<td>NA / NA (ITE (1)</td>
</tr>
</tbody>
</table>

Sources: ITPC - Pasco County Comprehensive Plan, Chapter 2
ITE - Institute of Transportation Engineers reference Trip Generation, 7th Edition.
ITE(1) - Average of ITE Land Use Codes (710 General Office Building and 750 Office Park)
ITE(2) - Average of ITE Land Use Codes (814 Specialty Retail Center and 815 Free-Standing Discount Store)
ITE 110 - Light Industrial
ITE 120 - Heavy Industrial
ITE 430 - Golf Course
ITE 750 - Office Park
ITE 818 - Nursery (Wholesale)

Estimated Land Use densities and multiplier factors were applied to unoccupied developable land. For example, if a specific TAZ has 10 acres of unoccupied developable land designated for residential uses at an approved density of 2 dwelling units per acre and a multiplier factor of 60%, the maximum allowable number of new dwelling units for this TAZ is 12 dwelling units. Employment densities were applied to developable acreage of land uses that generate employees (e.g., commercial, industrial, services, etc.). From this information, allowable employee growth was estimated. The multiplier factors applied for this analysis are illustrated in Table 3-2. Note that a description of each column is provided at the bottom of this table.
### Table 3-2: Employment Densities and Intensities by Planning Areas

<table>
<thead>
<tr>
<th>AREA 1</th>
<th>LUC</th>
<th>Percent</th>
<th>COMM</th>
<th>IND</th>
<th>Intensity</th>
<th>COMM</th>
<th>IND</th>
<th>% DU</th>
<th>% NCOM</th>
<th>VCOM</th>
<th>LAND</th>
<th>ALOM</th>
<th>Estimated Land Use</th>
<th>Industrial</th>
<th>Comm.</th>
<th>Service</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AREA 2</th>
<th>LUC</th>
<th>Percent</th>
<th>COMM</th>
<th>IND</th>
<th>Intensity</th>
<th>COMM</th>
<th>IND</th>
<th>% DU</th>
<th>% NCOM</th>
<th>VCOM</th>
<th>LAND</th>
<th>ALOM</th>
<th>Estimated Land Use</th>
<th>Industrial</th>
<th>Comm.</th>
<th>Service</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AREA 3</th>
<th>LUC</th>
<th>Percent</th>
<th>COMM</th>
<th>IND</th>
<th>Intensity</th>
<th>COMM</th>
<th>IND</th>
<th>% DU</th>
<th>% NCOM</th>
<th>VCOM</th>
<th>LAND</th>
<th>ALOM</th>
<th>Estimated Land Use</th>
<th>Industrial</th>
<th>Comm.</th>
<th>Service</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AREA 4</th>
<th>LUC</th>
<th>Percent</th>
<th>COMM</th>
<th>IND</th>
<th>Intensity</th>
<th>COMM</th>
<th>IND</th>
<th>% DU</th>
<th>% NCOM</th>
<th>VCOM</th>
<th>LAND</th>
<th>ALOM</th>
<th>Estimated Land Use</th>
<th>Industrial</th>
<th>Comm.</th>
<th>Service</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>AREA 5</td>
<td>Land Use</td>
<td>LUC</td>
<td>Percent</td>
<td>COMM</td>
<td>BLDG</td>
<td>MIX</td>
<td>INT</td>
<td>COMM</td>
<td>MIX</td>
<td>INT</td>
<td>% Do</td>
<td>% IND</td>
<td>% COMM</td>
<td>% BLDG</td>
<td>% MIX</td>
<td>% INT</td>
</tr>
<tr>
<td>--------</td>
<td>----------</td>
<td>-----</td>
<td>---------</td>
<td>------</td>
<td>------</td>
<td>-----</td>
<td>-----</td>
<td>------</td>
<td>-----</td>
<td>-----</td>
<td>------</td>
<td>------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td></td>
<td>Agriculture</td>
<td>AG</td>
<td>0.69</td>
<td>0.05</td>
<td>0.00</td>
<td>0.14</td>
<td>1.00</td>
<td>1.00</td>
<td>0.59</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Agriculture/Residence</td>
<td>APR</td>
<td>0.69</td>
<td>0.05</td>
<td>0.00</td>
<td>0.14</td>
<td>1.00</td>
<td>1.00</td>
<td>0.59</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Mixed Attain</td>
<td>MAT</td>
<td>0.00</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Single Family</td>
<td>SF</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Manufactured Housing</td>
<td>MH</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>IND</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Industrial Area</td>
<td>IA</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Industrial - Light</td>
<td>IL</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Mixed Use</td>
<td>MU</td>
<td>0.10</td>
<td>0.20</td>
<td>0.10</td>
<td>1.00</td>
<td>1.00</td>
<td>0.10</td>
<td>0.12</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Mixed - Residential</td>
<td>MR</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Residential</td>
<td>RES</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Residential - Light</td>
<td>RLS</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Residential - Suburban</td>
<td>RSB</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Residential - Urban</td>
<td>RBU</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Residential - Rural</td>
<td>RUR</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Rural - Residential</td>
<td>RCR</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Note:

- Land Use Categories
- LUC Categories
- COMM, BLDG, MIX, INT: Percent of Area for Commercial, Industrial, Residential, and Intensive Use

The maximum development for each TAZ was estimated by adding the allowable growth to the existing land use components (from 2000 County population, dwelling units, and employment categories). The maximum development was used to determine if the allocated growth was physically possible within the TAZ. If the growth was not possible, the model reallocated it to other TAZs.

The following describes the technical process the gravity model used for the distribution of growth to the Traffic Analysis Zones:

**Identification of Planning Areas and Controls**

The County was delineated into five different development or Planning Areas that have or are expected to have similar development characteristics such as density. Planning Areas represent a set of TAZs that have been grouped together based on a number of factors that include:

- Existing land use;
- Future land use;
- Existing population and employment;
- Location of cities;
- Major roadway corridors;
- Character of areas; and
- Functional relationship of land uses.

These Planning Areas are illustrated in Figure 3-2.
Activity centroids were developed for each planning area for dwelling units and for industrial, commercial and service employment. The activity centroids were found by weighting each geographical center of each TAZ by these land use components (dwelling units, and industrial, commercial and service employment) within the planning area for the year 2000. The weighted geographical centers of each TAZ were combined to find the center of mass for each planning area. Thus, the planning area of the centroid does not represent the geographical center of the planning area, but rather a more realistic center based on the existing concentration of each land use component. Generally, these centroids represent locations of existing urbanized development or locations that will likely become more urbanized in the future. Due to the concentric allocation procedure, it was not necessary to redefine regions or centroids for each planning year of the socioeconomic data sets. The allocation methodology simulates compact growth patterns from the center of the planning area outward and thus discourages urban sprawl.

Calculation of Attractiveness Index
As mentioned previously, the Land Use Allocation Model was based on the gravity model. An “attractiveness” index was found for each TAZ and divided by the sum of all the attractiveness indexes for each TAZ. This ratio was then multiplied by the growth increment for the specific year to determine the quantity of growth to allocate to each TAZ. If the sum of existing development plus the allocated growth exceeded the maximum development in the TAZ, then the model reallocated the growth to other TAZ’s. The variables used in the model were:

\[ i = \text{TAZ number (1-332)} \]
\[ j = \text{Activity Centroid (A-F)} \]
\[ A_{ij} = \text{Attractiveness index between TAZ}_i \text{ and centroid}_j \]
\[ F(A_{ij}) = \text{Function of Attractiveness Index (see below)} \]
\[ AG_i = \text{Allowable Growth for TAZ}_i \text{ (units population)} \]
\[ D_i = \text{Straight line distance from geographical center of TAZ}_i \text{ to centroid}_j \]
\[ Ff_{ij} = \text{Friction factor based on the function } e^{-KD} \text{ where } D \text{ is the distance from the geographical center of the TAZ to the centroid and } K \text{ is a constant} \]
\[ NG_i = \text{New Growth for TAZ}_i \]
\[ TAZ(A)_{ij} = \text{Total Attractiveness for TAZ}_i \text{ (} F(A_{iA}) + F(A_{iB}) + f(A_{iC}) + F(A_{iD}) \ldots \text{)} \]
\[ \Sigma TAZ(A) = \text{The sum of all total attractiveness indexes for each TAZ in the county} \]
\[ Gl_x = \text{Growth Increment for year}_x \]
The attractiveness index \((A_{ij})\) is a number which can start from zero and continue until it approaches infinity. An attractiveness index of zero has no "attractiveness". As the index increases, the "attractiveness" of the TAZ increases as well. The function of the attractiveness index \((F(A_{ij}))\) is the question used to develop the attractiveness index. It is defined as follows:

\[
F(A_{ij}) = \frac{AG_{ij} \times CU_{ij} \times FF_{ij}}{D_{ij}}
\]

The variable \(AG_{ij}\) is the first "mass" or maximum allowable growth in the gravity model calculations. The centroid units \((CU_{ij})\) is the second "mass" in the gravity model and is the total sum of all the land use components under analysis (employees by category) for the particular region. The above mass components were multiplied together, divided by the distance \((D_{ij})\) and multiplied by the friction factor \((FF_{ij})\) to determine the attractiveness index.

For the function of attractiveness index \((F(A_{ij}))\), \(i\) remains constant for each TAZ while \(j\) flows through each activity centroid. Starting with TAZ Number 1, the function would be \(F(A_{11A}), F(A_{11B}), F(A_{11D}), F(A_{11E}), F(A_{11F}), F(A_{12A}), F(A_{12B})...\) until all TAZs were completed. Friction factors \((FF_{ij})\) further weights distances that are closer to an activity centroid. As the distance increases, its potential for development is less likely. Friction factors are determined by the function \(e^{-kD}\) where \(D\) is the distance from geographical center of the TAZ to the centroid. The constant \(k\) is based on the allocation preference and may be established by the local governing agency. When the constant \(k\) is small, the model places less emphasis on the proximity of the TAZ to the centroids. As \(k\) increases, the importance of the proximity of the TAZ to the centroid also increases.

**Distribution of Growth to Traffic Analysis Zones**

The new growth was determined by dividing the total attractiveness index for a TAZ by the sum of the total attractiveness index for all TAZs in the county. This ratio developed for each TAZ was then multiplied by the growth increment \((GI_{X})\) for the year \((X)\) analyzed. The new growth formula is:

\[
NG_{ix} = \frac{TAZ(A_{ij})_{ix} \times GI_{ix}}{\sum TAZ(A_{ij})_{ix}}
\]

This calculation was repeated for each TAZ in the county. The new growth was added to the current development checking against the maximum development or:

\[
(NG_{ix} + \text{Current Development}_{ix}) \leq \text{Maximum Development}_{ix}
\]

where \(i\) represents each TAZ. After the new development was allocated and the maximum development was checked, a visual inspection of the allocation process was performed to determine if any spreadsheet errors had occurred. If the current development plus new growth that was allocated to the TAZ was greater than the maximum development, then the model reallocated the new growth to other TAZ's.

The Pasco County MPO staff reviewed the initial projections for each Planning Year iteration of the Model. This was accomplished with interactive work sessions using series of maps illustrating the growth increment in
dwelling units, and service, commercial and industrial employment for each planning year horizon. Adjustments to specific areas of the County were recommended by staff to more accurately reflect future year patterns (See Appendix D). These adjustments were also made to include approved DRI’s and other developments. Allocation of growth for each increment of time utilized the results of the development totals resulting from the preceding growth allocation iteration. This allowed manual data adjustments to maximum allowable development and manual attractiveness factors to be preserved throughout each analysis period.

Socioeconomic Data Development

Using the approved control totals for population and employment, the initial allocation of population, dwelling units, and employment for the industrial, service and commercial categories was made using the methodology discussed in the previous sections of this Chapter. This included an allocation for approved development and an allocation to vacant lands.

Allocation of Population and Employment to Traffic Analysis Zones

Based on the control totals and maximum allowable development for each TAZ, dwelling units and employment were allocated to each TAZ. The allocation was based on an iterative process that uses an attractiveness index in combination with how close the TAZ is to other TAZ’s and the region or planning area’s centroid. This process simulates compact urban development by first allocating growth to, or filling, TAZ’s closest to each region’s centroid.

Manual adjustments or overrides to the allocation process were then made, as necessary, to reflect projected growth in areas approved for large scale developments such as Developments of Regional Impact (DRI’s) and Master Planned Unit Developments (MPUD’s). The resulting allocations were subsequently converted into socioeconomic data sets.

The technical process used to develop the initial forecast of socioeconomic data was augmented with additional analysis that included a thorough review of historical and projected building permits. The process also included a complete review of Master Planned Unit Developments and Developments of Regional Impact. This review was accomplished to recognize that land with existing development approvals is typically more likely to develop within the timeframe of this plan than land without development approvals in place. In some cases, the forecast control totals for specific intermediate year forecasts were adjusted to reflect the timing of approved developments that were expected to occur. These adjustments were made during several review meetings with Pasco MPO staff. The allocation results for approved developments, sorted by MPUD/DRI name, are located in Appendix E. The allocation results for approved developments, sorted by TAZ, are located in Appendix F. Bear in mind that the adjustments are intended to best represent the future growth of the approved developments and must be taken with a grain of salt. The allocation results for the approved developments serve as a necessary part of the countywide forecast socioeconomic allocation. They are not to be misconstrued as the actual approved development growth.

Allocation results were separated from three categories (industrial, commercial, and service) into the five standard categories used by the TBRPM. These five categories are industrial, regional commercial, local commercial, regional service, and local service. The base 2000 zdata, calculated by FDOT’s consultant, separated commercial and service employment into regional and local categories. A ratio of the base 2000 regional commercial employment and local commercial employment for each TAZ divided by their respective totals for all TAZ’s was calculated. This ratio was then applied to separate the forecast 2025 commercial employment total for each TAZ into regional and local categories. Several TAZ’s contained zero employment
in 2000, but were allocated growth in 2025. In these cases the ratio from similar adjacent zones was used to separate commercial employment to regional and local. The percentages of commercial regional and local employment to the total commercial employment were compared to the adopted LRTP to ensure consistent separation. This process was repeated for service employment.

Allocation of School Enrollment
The distribution of school enrollment was accomplished manually. The future school enrollment was tabulated for each educational facility, not at the student’s residence. Forecasts of population growth for each planning year were used as the primary input for forecasting school enrollment. This information was used to correlate the need for future school enrollment to the areas with the highest projected dwelling unit growth. The base year data for the population and school enrollment (private schools, public schools, and community colleges) was the 2000 Pasco County school enrollment file provided by the Florida Department of Transportation. In general, school enrollment was determined as a percent of total population based on historic school enrollment data. Education facilities were “grown” at the same level as the population. Approved developments, including DRI’s, were reviewed to determine if a new education facility is proposed as a part of the development. These new education facilities were added to the appropriate TAZ and the additional students, as indicated by the approved development, were included in the allocation.

Allocation of Hotel and Motel Units
The distribution of hotel/motel units was also accomplished manually. The base of the hotel and motel units was a 2000 Pasco County Hotel and Motel units location file provided by Florida Department of Transportation’s consultant, Martino Planning, Inc. Future growth of hotel and motel units was tied to growth in service employment. A review of approved developments, including DRI’s, was completed to determine the likely locations of future hotel and motel units. The remainder of the hotel and motel units were then allocated to TAZ’s based on the location of future service employment, future land use patterns in the County, and input from the County staff.

Recommended Socioeconomic Data
A significant effort was undertaken to develop the forecast data sets for Pasco County. This consisted of:

- A thorough review of historical and projected building permits;
- A complete review of approved Development of Regional Impacts (DRI’s) and Master Planned Unit developments (MPUD’s);
- A review of pending Master Planned Unit developments (MPUD’s) and Development of Regional Impacts (DRI’s);
- Balancing of the forecast data sets to Pasco County population and employment control totals;
- Several interactive workshops with Pasco County MPO staff review; and
- Approval of the forecast data sets by the Pasco County MPO staff.

The forecasted industrial employment, commercial employment, service employment, school enrollment, and hotel/motel units by Traffic Analysis Zone are summarized in Appendix G for 2000, 2005, 2010, 2015, 2020, and 2025. Maps were produced illustrating the forecasted data. These maps (Maps 3-3 to 3-26) illustrate the 2000 base year, the 2025 forecast year, and the difference between the base year and the forecast year.
CHAPTER 4:  
CONCLUSION

Recommendations
The data sets developed as part of this project represent a cooperative effort between the Pasco County Metropolitan Planning Organization, the Florida Department of Transportation – District 7, and the local jurisdictional governments in Pasco County. Numerous review opportunities led to the development of the refined socioeconomic data. These socioeconomic data are recommended for use in the Tampa Bay Regional Planning Model for the purposes of transportation planning. Application of this data for other uses should be carefully reviewed prior to actual use.

These data should also be reviewed periodically to ensure that ongoing growth is adequately provided for in the data files at the Traffic Analysis Zone level. This is especially recommended for areas of the County that are experiencing significant changes in employment due to new development or redevelopment.

Recommendations for Enhancements
The methodology used to identify the locations of employment growth resulting from redevelopment was based on the analysis that could be completed within the scope of services using the best available data at the time the forecasts were developed. This necessitated the use of existing data and data that could be readily obtained. Overall, the recommended level of redevelopment was acceptable to the local government representatives who reviewed the data at the Traffic Analysis Zone unit of analysis. Only slight modifications were recommended as a result of these reviews. The opportunity exists for a more refined consideration of redevelopment growth in the future should the resources become available. This more refined analysis should attempt to identify redevelopment growth based on data at the parcel level. This parcel level data should include the existing quantity of employment at the parcel and the allowable growth based on the future land use identified for the parcel in the Comprehensive Plan. This revision to the methodology would more adequately reflect the variance of intensities of development from one location to another.
## APPENDIX A-5
### Pasco County 2025 Long Range Transportation Plan Update
#### Forecast Socioeconomic Data Results by TAZ

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>501</td>
<td>502</td>
<td>503</td>
<td>504</td>
<td>505</td>
<td>506</td>
<td>507</td>
<td>508</td>
</tr>
<tr>
<td>521</td>
<td>522</td>
<td>523</td>
<td>524</td>
<td>525</td>
<td>526</td>
<td>527</td>
<td>528</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>501</td>
<td>502</td>
<td>503</td>
<td>504</td>
<td>505</td>
<td>506</td>
<td>507</td>
<td>508</td>
</tr>
<tr>
<td>521</td>
<td>522</td>
<td>523</td>
<td>524</td>
<td>525</td>
<td>526</td>
<td>527</td>
<td>528</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TAZ</th>
<th>TAZ</th>
<th>Mean Income 2000</th>
<th>Mean Income 2005</th>
<th>Mean Income 2010</th>
<th>Mean Income 2015</th>
<th>Mean Income 2020</th>
<th>Mean Income 2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>501</td>
<td>502</td>
<td>503</td>
<td>504</td>
<td>505</td>
<td>506</td>
<td>507</td>
<td>508</td>
</tr>
<tr>
<td>521</td>
<td>522</td>
<td>523</td>
<td>524</td>
<td>525</td>
<td>526</td>
<td>527</td>
<td>528</td>
</tr>
<tr>
<td>-----</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
<td>---------------</td>
<td>---------------</td>
<td>---------------</td>
</tr>
<tr>
<td>69</td>
<td>2,376</td>
<td>2,638</td>
<td>2,873</td>
<td>3,032</td>
<td>2,131</td>
<td>1,943</td>
<td>1,736</td>
</tr>
<tr>
<td>70</td>
<td>3,254</td>
<td>3,597</td>
<td>3,896</td>
<td>4,120</td>
<td>3,145</td>
<td>2,834</td>
<td>2,535</td>
</tr>
<tr>
<td>71</td>
<td>2,050</td>
<td>2,362</td>
<td>2,578</td>
<td>2,762</td>
<td>1,639</td>
<td>1,412</td>
<td>1,240</td>
</tr>
<tr>
<td>72</td>
<td>1,178</td>
<td>1,360</td>
<td>1,516</td>
<td>1,652</td>
<td>913</td>
<td>757</td>
<td>642</td>
</tr>
<tr>
<td>73</td>
<td>1,898</td>
<td>2,153</td>
<td>2,356</td>
<td>2,523</td>
<td>1,460</td>
<td>1,222</td>
<td>1,047</td>
</tr>
<tr>
<td>74</td>
<td>1,580</td>
<td>1,778</td>
<td>1,927</td>
<td>2,045</td>
<td>1,190</td>
<td>1,012</td>
<td>873</td>
</tr>
<tr>
<td>75</td>
<td>1,308</td>
<td>1,483</td>
<td>1,613</td>
<td>1,720</td>
<td>962</td>
<td>810</td>
<td>689</td>
</tr>
<tr>
<td>76</td>
<td>1,925</td>
<td>2,150</td>
<td>2,329</td>
<td>2,469</td>
<td>1,475</td>
<td>1,230</td>
<td>1,054</td>
</tr>
<tr>
<td>77</td>
<td>1,978</td>
<td>2,207</td>
<td>2,407</td>
<td>2,567</td>
<td>1,478</td>
<td>1,231</td>
<td>1,055</td>
</tr>
<tr>
<td>78</td>
<td>1,935</td>
<td>2,153</td>
<td>2,356</td>
<td>2,523</td>
<td>1,460</td>
<td>1,222</td>
<td>1,047</td>
</tr>
<tr>
<td>79</td>
<td>2,037</td>
<td>2,308</td>
<td>2,571</td>
<td>2,762</td>
<td>1,639</td>
<td>1,412</td>
<td>1,240</td>
</tr>
<tr>
<td>80</td>
<td>2,249</td>
<td>2,562</td>
<td>2,857</td>
<td>3,020</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>81</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>82</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>83</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>84</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>85</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>86</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>87</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>88</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>89</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>90</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>91</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>92</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>93</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>94</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>95</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>96</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>97</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>98</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>99</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
<tr>
<td>100</td>
<td>2,292</td>
<td>2,606</td>
<td>2,871</td>
<td>3,022</td>
<td>1,943</td>
<td>1,736</td>
<td>1,542</td>
</tr>
</tbody>
</table>
# APPENDIX A-5

## Pasco County 2025 Long Range Transportation Plan Update

Forecast Socioeconomic Data Results by TAZ

<table>
<thead>
<tr>
<th>TAZ</th>
<th>Code</th>
<th>Population</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1909</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1907</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1906</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1905</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1904</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1903</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1902</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1901</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1900</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1909</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1907</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1906</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1905</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1904</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1903</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1902</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1901</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1900</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TAZ</th>
<th>Code</th>
<th>Population</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>1909</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1907</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1906</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1905</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1904</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1903</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1902</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1901</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1900</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1909</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1907</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1906</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1905</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1904</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1903</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1902</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1901</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>1900</td>
<td>183</td>
<td>231</td>
<td>318</td>
</tr>
<tr>
<td>-----</td>
<td>------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>951</td>
<td>793</td>
<td>811</td>
<td>838</td>
</tr>
<tr>
<td>952</td>
<td>2,030</td>
<td>2,132</td>
<td>2,236</td>
</tr>
<tr>
<td>953</td>
<td>874</td>
<td>881</td>
<td>889</td>
</tr>
<tr>
<td>954</td>
<td>874</td>
<td>881</td>
<td>889</td>
</tr>
<tr>
<td>955</td>
<td>874</td>
<td>881</td>
<td>889</td>
</tr>
<tr>
<td>956</td>
<td>874</td>
<td>881</td>
<td>889</td>
</tr>
<tr>
<td>957</td>
<td>874</td>
<td>881</td>
<td>889</td>
</tr>
<tr>
<td>958</td>
<td>874</td>
<td>881</td>
<td>889</td>
</tr>
<tr>
<td>959</td>
<td>874</td>
<td>881</td>
<td>889</td>
</tr>
</tbody>
</table>

**APPENDIX A-5**

Pasco County 2025 Long Range Transportation Plan Update

Forecast Socioeconomic Data Results by TAZ
DESIGN STRUCTURE GRAPHIC

The Design Structure Graphic represents generalized land uses in the County and is based upon existing land use patterns, the adopted Future Land use Map, and future anticipated growth. For planning purposes, this Design Structure Graphic provides the first step to help ultimately create a future land use vision for the County.
Northeast Pasco County Special Area Plan
table of contents

I. LETTER TO THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

II. EXISTING CONDITIONS
   Background........................................................................................................... 1
   Study Area........................................................................................................... 1
   Vacant Land......................................................................................................... 3
   Future Land Use.................................................................................................. 4
   Zoning.................................................................................................................. 5
   Transportation...................................................................................................... 6

III. PUBLIC PARTICIPATION
   Public Participation Outreach............................................................................... 7
   Photo Safari Exercise........................................................................................... 9
   Community Issues in Northeast Pasco County..................................................... 11
   Elements of Rural Character................................................................................ 13

IV. STRATEGIES
   Design Structure Graphic.................................................................................... 17
   Pasco County Comprehensive Plan: Goals, Objectives and Policies................ 19
   Future Land Use Map Amendments..................................................................... 27

V. ACKNOWLEDGEMENTS...................................................................................... 29
DEAR MEMBERS OF THE BOARD OF COUNTY COMMISSIONERS:

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc. have enjoyed the opportunity to work with your staff and the Northeast Pasco County community in developing a Special Area plan for this unique part of the County.

The Plan is designed to preserve the rural character of Northeast Pasco County consistent with the intent of the County's Comprehensive Plan. Northeast Pasco County, as a rural area, is not just an area absent urban development that awaits urbanization; but a rural area with residents and property owners that have specific needs and functions that are different than those of their urban counterparts.

Our overall recommendation is that Northeast Pasco County continues to be recognized as a long-term rural area, and that it be planned and regulated as a rural area. We believe it is necessary for the County to implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and protect rural communities and agricultural areas.

Our specific recommendations are:

- Recognize the Northeast Pasco County Rural Area through new Comprehensive Plan Policies
- Create a Rural Boundary to Delineate the Boundary of the Northeast Pasco County Special Area
- Protect Existing Topography and Natural Resources
- Create New Development Criteria For Residential Areas (transitions, buffers)
- Promote Conservation Subdivisions
- Implement Rural Lighting and Rural Roadway Standards
- Enforce Facilities Improvements Consistent with the Rural Character
- Promote Joint Planning/Annexation and Intergovernmental Agreements

We have conducted several meetings with the Northeast Pasco County community in open workshops held with due public notice as well as extensive individual stakeholder interviews. The comments and questions posed by the residents and the invaluable assistance of the Growth Management Department staff have provided the foundation for our findings and recommendations. Special thanks to residents in the Northeast Pasco County area and to the Pasco County staff for all of their input and thoughtful ideas.

We believe the results of our studies and the effect of our recommendations will preserve the functional and aesthetic character of the Rural Area that is Northeast Pasco County. On behalf of Glatting Jackson Kercher Anglin Lopez Rinehart, Inc., we appreciate the opportunity to assist in addressing the issues important to the preservation of this unique area.

Sincerely,

FRANCES CHANDLER-MARINO
Director of Regional Planning
Glatting Jackson Kercher Anglin Lopez Rinehart
**Background**

A key recommendation of Pasco County's Evaluation and Appraisal Report (EAR) was to protect the rural area in Northeast Pasco County. As a result, Pasco County developed the Northeast Pasco County Special Area Plan. This area is noted for its rolling hills, small towns and rural atmosphere.

Northeast Pasco County has historically been a rural area. This has been true despite pockets of urban development in the cities of San Antonio, St. Leo and Dade City. The rural communities surrounding these towns were originally based on agricultural economies. Yet the decline of the citrus industry has paved the way for residential development that threatens the area's rural character. Higher-density residential development pressures are increasing from Tampa to the south and Hernando County to the north.

**Study Area**

The Northeast Pasco County Rural Area is generally bounded by Bellamy Brothers Road to the West, SR 52 to the South, the Green Swamp to the east, and the Pasco-Hernando County line to the North, and contains 61,700 acres. The area includes four Developments of Regional Impact (DRI's): Lake Jovita, One Pasco Center, Hillcrest Preserve and Saran Ranch. The area also contains several schools, including Pasco Hernando Community College and St. Leo College.

Northeast Pasco County has many valuable environmental resources and topographical features. The hilltops of Northeast Pasco County are of major topographic significance, located at the southernmost section of the Florida ridge system known as the Brooksville Ridge. The ridge contains some of the highest points in Florida and provide scenic viewsheds. These hills contain orange groves, planted pine, natural hardwood hammocks, ranch pasture and gentlemen farmsteads.
Vacant Land
While other parts of Pasco County have rapidly lost open space, vacant lands remain prevalent in Northeast Pasco County. The map below shows the predominance of vacant and developable lands in this part of the County, consisting of 41,636 acres or 67% of the study area. The large amount of vacant land helps to reinforce the rural character of the area.
Future Land Use

The majority of properties in the study area (about 60%) have an Agricultural designation. Agricultural uses include Agricultural/Rural (AG/R) and Agriculture (AG). AG/R allows for a maximum density of one unit per 5 acres and is designated for uses that include agricultural, rural residential uses, mining, agro-industrial uses, small commercial uses, and recreation facilities. AG allows for a maximum density of one unit per 10 acres and allows for the same type of uses as AG/R.

Around 35% of land in the study area is designated for residential uses, ranging in density from 1 unit per acre to 9 units per acre. The most predominant residential use is Residential-1 (RES-1) at 13,700 acres (22% of the study area). RES-1 allows for a maximum density of one unit per acre, with designated uses including single-family detached residential uses, agriculture and agriculturally-related uses, recreation facilities, and neighborhood-scale public and semipublic uses, such as central utility systems. Other residential land use categories allow for generally the same type of uses. About 4% of the land in the study area is designated for various commercial uses. Commercial uses can exist within the Mixed Use (MU) land use and the Retail/Office/Residential (ROR) land use. Allowable uses for the MU category include commercial, light industrial research/corporate parks, warehouse/distribution, residential uses, and hotels/motels. Allowable uses for the ROR category include commercial uses, residential uses, hotels/motels, compatible light manufacturing, processing, and assembling of goods. Most of the commercial uses in the rural area are concentrated along the US 301 corridor and along SR 52 from I-75 to west of San Antonio.
Zoning

Over 85% of the land in Northeast Pasco County is zoned Agricultural (about 53,400 acres). Agricultural zoning designations include the AC Agricultural District, AC-1 Agricultural District, AR Agricultural-Residential District, and AR-1 Agricultural-Residential District. The AC & AC-1 and AR & AR-1 are the predominant zoning designations in the study area, with 39,500 acres (57.5%) and 18,400 acres (29.8%), respectively. The AC & AC-1 zoning designations have a maximum density of one unit per 10 acres and permit uses that include agriculture, general farming, and horticulture. The AR & AR-1 zoning designations have a maximum density of one unit per acre and can accommodate agricultural and residential uses. The purpose of the AR and AR-1 zoning designations is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate type living environment.

Zoning designations that allow residential uses include:

1) Agricultural-Residential District (AR & AR-1)
2) Master Planned Unit Development District (MPUD)
3) Rural Density Residential District (R-1)
4) Medium Density Residential District (R-3)
5) Estate-Residential District (ER & ER-2)
6) High Density Residential District (R-4)
7) Low Density Residential District (R-2)
8) Multiple Family Medium Density District (MF-1)
9) Mobile Home District (RMH)

About 1% (600 acres) of land is zoned Commercial (C-1 & C-2). Similarly, around 1% (600 acres) of the study area is zoned Industrial. Current zoning in Northeast Pasco County reflects a tradition of serving as the agricultural and rural residential area for Pasco County.
Transportation
The 2025 Roadway Improvements Map shows roads that are planned for future improvements as identified in the Metropolitan Planning Organization’s (MPO) 2025 Cost Affordable Plan. The map shows roadways that are in need of new lanes, as well as resurfacing and other projects.
Public Participation Outreach

An extensive public participation process was used to create the recommendations for the Northeast Pasco County Special Area Plan. The plan provided an opportunity for stakeholders to participate in the creation of a future land use vision for the area, to explore important character elements that are necessary and integral to preserving rural character, and to review and comment on recommended amendments to the Pasco County Comprehensive Plan. Public participation for the Special Area Plan included an Open House Meeting on March 1st, 2005, followed by four Stakeholder Meetings later that month. In addition, two Community Workshops brought stakeholders together on March 30th and April 19th.

During the Open House Meeting, County staff and consultants presented information about the study area and explained that the Special Area Plan is a part of an update to Pasco County’s Comprehensive Plan, as required by the Evaluation and Appraisal Report (EAR). Community members who attended the Open House meeting received a handout that outlined a “photo safari” assignment. This assignment allowed community members to take photographs of issues they wanted to preserve and prevent in the Rural Area. These photographs were presented later during the Stakeholder Meetings held in March (see Photo Safari Exercise on the next page).

Pasco County staff and consultants held Stakeholder Meetings on March 7th, 14th, 15th and 21st. The intent of the meetings was to interview various stakeholders in the area in order to understand viewpoints on the issues affecting Northeast Pasco County. Stakeholders included long-time local residents, new residents, citrus farmers, developers and City and public school staff. Nearly 80 stakeholders were interviewed during the four day meeting process. Stakeholders expressed diverse opinions concerning the future of the Rural Area, ranging from maintaining rural densities to allowing flexibility in the Comprehensive Plan that would allow for increases in future development. Residents expressed concerns related to private property rights, density, development in the 100-year floodplain and protection of the area’s rolling hills. Many residents recommended that Dade City be protected and enhanced to serve as the town center for the area by retaining local businesses. Other concerns focused around the environment and natural resources.

After the Stakeholder Meetings were completed, County staff and planning consultants held two Community Workshops for the Northeast Pasco County Special Area Plan. The first Community Workshop was held on March 30, 2005. Around 250 people attended this workshop. During the meeting, planning consultants presented information on existing conditions in the area and the elements of rural character. Three group exercises were on the agenda. These tasks included, Exercise #1: “Start Your Engines” (map exercise), Exercise #2: “Vision for the Future,” and Exercise #3: “Issues/Concerns.” In Exercise #1, stakeholders identified key areas on a map of Northeast Pasco County. They used markers to define boundaries for rural areas, rural entranceways, neighborhoods/communities, key environmental features and landmarks, and historic features. In Exercise #2, groups provided comments about their vision for the future of the area. They were asked to list reasons why Northeast Pasco County stands out from other areas in Florida. Many noted rolling hills, large open spaces, wildlife, farmland, natural resources, history, low population density and small communities as aspects that define Northeast Pasco County. In Exercise #3, groups presented issues and concerns affecting the Rural Area. Some groups suggested restrictions on development in the Rural Area and emphasized keeping densities low to protect open space and rolling hills, along with regulating architectural building styles. Overall, many of the groups made comments about protecting the rural character of the area while still allowing for change in the future.

The second Community Workshop for the Northeast Pasco County Special Area Plan was held on April 19, 2005. Around 250 participants engaged in an overview of the study’s purpose, which was to assess the needs of the Northeast rural area in terms of the Pasco County Comprehensive Plan. The County’s planning consultant presented a summary of community input and issues, strategies and actions for the Rural Area. Workshop participants also took part in a small group exercise to provide comments on land use, growth, transportation, infrastructure and other issues relevant to the study area. Participants made comments that included concentrating growth in town centers, protecting neighborhoods, and preserving the natural landscape of the Rural Area.
A separate notebook on the public participation process includes detailed documentation and information on the following: documentation from the Open House initiating the process, four stakeholder meetings, two Community Workshops and additional correspondence. Please see the Public Participation Outreach Notebook for additional information on these meetings and the public participation process used to create the Special Area Plan.
Photo Safari Exercise
The purpose of the Photo Safari exercise was to provide a better method of communicating residents’ ideas regarding the defining elements and components of the community’s character. For the Northeast Pasco Rural Area, one of the main issues raised during the County’s Evaluation and Appraisal Report (EAR) process was the protection of the area’s rural character. The purpose of this exercise was to assist any group in identifying and focusing on those elements of rural character that are important to the community. This information will ultimately be used as support documentation for potential future land use recommendations, standards for the review of re-zoning requests, design standards, and other applicable Comprehensive Plan objectives and policies that address these character based values.
Community Issues In Northeast Pasco County

At the conclusion of the public participation process, residents identified eight topic areas and key issues to be addressed by the Special Area Plan. These priority issues were developed with regard to the preservation of the rural character of the area. Through this effort, six distinctive communities were identified and can be generally described as the Blanton Area; the St. Joe Road Area; the area which includes Lacoochee, Triby and Trilacoochee; Darby; Dade City; and San Antonio/St. Leo. Although each of these areas has distinctive characteristics that define their community character, they also share some common issues and concerns. The Major Topic Areas are listed below. A brief outline of the issues that support each Topic Area is also included.

TOPIC AREA #1 – PROTECT THE BOUNDARIES OF THE RURAL AREA
Issue
- Protect the Boundaries of the Northeast Pasco County Special Area
- Establish a Rural Area Boundary
- Establish an appropriate transition of uses from Cities
- Maintain Land Use Density
- Effect of urban development patterns in Hernando County to the rural area of Pasco County

TOPIC AREA #2 – EXISTING AGRICULTURAL/LARGE LAND HOLDINGS
Issue
- Fair and equitable opportunities for development potential
- Concerns about the economic viability of future agricultural production
- Protection of existing rights

TOPIC AREA #3 – OPEN SPACE AND VIEWSHED PROTECTION
Issue
- Protect unique natural typography (rolling hills, ridges and valleys)
- Protect historic resources
- Arbor violations – Code Enforcement

TOPIC AREA #4 – ENVIRONMENTAL RESOURCE PROTECTION
Issue
- Protection of Water Supply: Quality and Quantity
- Protect Natural Wildlife Corridors
- Protect Native Habitat
- Recharge Area Protection

TOPIC AREA #5 – RESIDENTIAL DEVELOPMENT
Issue
- Preserve Rural Character
- Placement/location of mobile homes
- Code Enforcement

TOPIC AREA #6 – NON-RESIDENTIAL USES
Issue
- Dade City should continue to function as the “Town Center” of Northeast Pasco County
- Need to support employment opportunities in the Triby, Lacoochee, and Trilacoochee areas to support redevelopment
- Employment Opportunities should be provided along US 301

TOPIC AREA #7 – REDEVELOPMENT
Issue
- Triby, Lacoochee and Trilacoochee have special redevelopment needs and issues

TOPIC AREA #8 – RURAL INFRASTRUCTURE
Issue
- Major Roads – maintain limited transportation network to serve rural uses
- Insure safe and adequate opportunities for biking/cycling
- Local roads
- Stormwater/Flooding
- New Parks
- Trails
- Other infrastructure
Elements of Rural Character: Northeast Pasco County

Preparing an assessment of the Rural Area begins with an evaluation of the extent to which there is community consensus about the fundamental elements of community character that support and reinforce rural character. Within rural communities these fundamental character elements provide insight into both the perception of rural character and the actual patterns of land development. The most basic visual elements that contribute to the enhancement of rural character or detract from a rural lifestyle include:

Scenic Views

Historic Communities – Historic buildings and communities create an opportunity to preserve and enhance an element of rural village character that is unique to the Northeast Pasco County Rural Area. Preservation of historic buildings in turn helps to preserve the area’s identity and character for future residents.

Fencing – Fencing can detract from the rural character of the area, even if there are open viewsheds behind the fencing. Rail fencing and field fencing provide examples of expected and acceptable rural fencing styles. The introduction of block and iron fencing, brick walls or even chain link fences detract from the rural character of the area and evoke images of suburban subdivisions and development.

Viewshed – The viewshed from the roadway provides a visual reinforcement of the rural character of the area. That viewshed can include forested lands, pasture, agricultural row crops or rural residential housing on large lots. The lack of symmetry and homogeneity of uses also reinforce the rural character of the roadway and the area. Issues associated with Land Clearing are often identified in discussions that reflect the disturbance of scenic viewsheds. Protections of scenic views within rural areas, however, need to acknowledge and accommodate the fundamental agricultural uses within the rural area and provide for both “open views” of agricultural lands as well as “closed views” of roadside landscaping.

Dumpsters – A significant amount of large dumpsters line streets and roadways in the rural area. It is important to minimize the prominence of these dumpsters in order to protect rural character.
Open Space Protection

**Agriculture** – There is a long history of agricultural lands and agricultural production within the Rural Area. The presence of continuing agricultural uses in the rural area is an integral and fundamental component of the rural lifestyle. The current geographic location of these agricultural lands also reinforces and supports the environmental preservation strategy of the county. Actions or regulations which restrict or constrain these uses, may pressure the conversion of the agricultural landscape to other uses.

**County Parks** – The location of these properties is vital and important to preserving significant regional environmental systems and also helps create and establish a clear demarcation and separation from urban development.

Transportation & Infrastructure

**Rural Roads** – Rural roadways function as a fundamental physical element of rural community character. They can reinforce the character of a rural community by providing entranceways and scenic views or they can provide expectations for changes in land use. Context sensitive design is a way “to think beyond the pavement” about the impact a roadway will have on the community it traverses. Context sensitive design considers the relationship between land uses and all aspects of roadway design including design speed, travel lane width, access management, the need for pedestrian and bicycle related facilities, and landscaping.

**Drainage** – Drainage facilities create a complicated set of competing issues for Northeast Pasco County. Many of the drainage facilities are not adequate to accommodate growing residential populations. Yet the level of service provided by infrastructure in the rural area should reflect a rural level of service and not be modified to the point that it allows for expansive urban development.
Residential Development

Mix of Uses – Rural areas often contain an eclectic mix of uses. Uses like agricultural production and industry are often mixed with large lot estate housing, which combine agri-elements such as equestrian uses with residential uses.

Types of Housing – There are various types of housing common to the rural area. This mixture of housing types includes both conventional single family homes and mobile homes.

Entrances – Entrances to residential communities complement the rural character of the area by utilizing a scale and appearance that doesn’t detract from the rural scenery.

Adjacencies – The adjacencies or land uses along the boundaries of the Rural Area can either help to reinforce the rural character of the area by helping to clearly define the edge of the Urban/Suburban Area from the entrance to the rural area. They can also act as a visual intrusion into the area that creates conflict for the continuation of rural development patterns and densities or creates the precedent for more urban densities to encroach into the Rural Area because of compatibility issues with the “edge” properties.

Residential Streets – Residential streets in the Rural Area exhibit qualities that reflect a slower pace of the community. Streets are often one or two lanes wide and can be paved or unpaved. They are often lined with native trees that provide shade to the roadway.
Commercial Development

**Signage** – The signage design component of non-residential development is a “sub-category” of General Commercial Uses that recognizes the special role that signage plays in community character.

**Institutional Uses** – Schools and churches are typically set back from the road and surrounded by groves of trees.

**Gas Station** – Gas stations have the ability to detract from rural character by using oversized scales and prominent signage. Smaller gas stations that are closer to roadways often fit better in rural surroundings than larger stations.

**“Other Uses”** – Other commercial uses also make up components of rural character in Northeast Pasco County.

**General** – The Rural Area includes general commercial uses in the form of some historic commercial zoning that is sized to serve a localized neighborhood market as well as some resource based commercial uses. Each of these types of commercial uses can further enhance the character of the rural community as long as the visual elements associated with the design of these types of uses is sensitive to the rural character.
The Design Structure Graphic
The Design Structure Graphic represents generalized land uses in the Rural Area and is based upon existing land use patterns, the adopted Future Land Use Map, and future anticipated growth. The graphic identifies a Rural Boundary, Environmental Systems, generalized land uses, schools, Rural Scenic Roadways, Trails Systems, and Scenic Corridors. For planning purposes, this Design Structure Graphic provides the first step to help ultimately create a future land use vision for the Rural Area.
Pasco County Comprehensive Plan: Goals, Objectives And Policies

The following Goals, Objectives and Policies (GOPS) have been proposed to amend the Pasco County Comprehensive Plan in order to implement the Northeast Pasco County Special Area Plan. This policy framework calls for the protection of the rural area through such actions as new criteria for residential development, conservation subdivisions, rural lighting standards, a roadway corridor overlay district for rural scenic roadways, non-residential design standards, protection of natural resources, joint planning/annexation agreements, intergovernmental agreements with Hernando County and other policy recommendations.

A key component of this framework is a new policy series that calls for a Roadway Corridor Overlay District for Rural Scenic Roadways to protect the rural character and enhance the scenic beauty of the area. The new policy framework would regulate land development along the Rural Scenic Roadways in the Northeast Pasco County Special Area by establishing standards for preservation of existing canopy trees, clearing setbacks and restrictions, creating new standards for the location of parking, walls, fences, entrance features and similar structures, creating new standards for the location and design of street lights, and other measures to protect rural character.

GOAL 2: PROTECTION OF RURAL AREAS
Implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and protect rural communities and agricultural areas.

OBJECTIVE FLU 2.1 PRESCRIBE RURAL LIFESTYLES IN THE NORTHEAST PASCO COUNTY RURAL AREA
To protect the existing rural character of the Northeast Pasco County as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series and thereby ensure the rural lifestyle is available to future residents.

Policy FLU 2.1.1 Recognition of the Northeast Pasco County Rural Area
Pasco County shall recognize through land use policies and land development regulations the Northeast Pasco County Rural Area (as defined in Exhibit FLU: Special Area Boundaries) as an area with specific rural character. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and Land Development Code enforcement consistent with the rural character of such areas.

Policy FLU 2.1.2 Recognition of the Rural Transition Area
Pasco County shall recognize through land use policies and land development regulations the Rural Transition Area (as defined in Exhibit FLU: Special Area Boundaries) as an area that serves as a Transition between more urban development and the Northeast Pasco Rural Area.

Policy FLU 2.1.3 Protection of Existing Topography
Pasco County shall limit topographic alterations within the Rural Area and particularly along the Rural Area Boundary in order to maintain and protect the integrity of the natural rolling vistas and scenic viewsheds within the Rural Area.

Policy FLU 2.1.4 Conservation Subdivisions
The County shall permit the creation of a Conservation Subdivision in conformance with the guidelines provided herein through the Comprehensive Plan and shall amend the Land Development Code by December 2007 to establish specific requirements for the creation of Conservation Subdivisions. For all properties that are 50 acres or greater or the Rural Transition Area, in order to obtain any increase in residential density within the Rural Area, land must be developed as a Conservation Subdivision.
Conservation Subdivisions shall be designed based on the following guidelines:

a. A minimum of fifty percent (50%) of the gross acreage of the parcel shall be designated as Conservation Subdivision Open Space, exclusive of individual lots;
b. A minimum of 20% of the required Open Space shall be uplands;
c. Conservation Subdivision Open Space 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 Conservation Subdivision and extinguishes all development rights on the Conservation Subdivision Open Space;
d. Conservation Subdivision Open Space shall be configured to create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, and shall address opportunities for restoring native habitats;
e. Conservation Subdivision Open Space shall be configured to create internal connected through connected and integrated Open Space within the subdivision parcel and shall be based upon the context sensitive site design standards;
f. A plan for the use and maintenance of the Open Space shall be submitted, as a part of the approval process and compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval and a condition of the perpetual open space conservation easement.
g. The location of residential development lots shall be arranged in a context sensitive manner such that they form a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose and integrity of the on-site natural resource and environmental systems to the maximum extent practicable; to minimize disturbance to woodlands, wetlands, and other natural features; to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties;
h. Golf courses shall not be allowed in Conservation Subdivisions; and
i. The maximum density of a Conservation Subdivision shall be no more than the maximum density allowed by the land use designation of the land on the Comprehensive Plan’s Future Land Use Map in which the Conservation Subdivision is located.

Policy FLU 2.1.5 Non-Residential Design Standards

Pasco County shall amend the Land Development Code by December 2007 to adopt design standards for nonresidential development in Rural Area, for the purpose of maintaining the rural character in this area. Nonresidential development shall mean office uses, commercial uses, and any other use that is nonresidential in character as that term may be defined in the implementing ordinance.

Policy FLU 2.1.6 Rural Lighting Standards

In order to preserve the rural character and public values of the Rural Area, Pasco County shall amend the Land Development Code by December 2007 to include rural lighting standards that address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to on-coming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

Policy FLU 2.1.7 Roadway Corridor Overlay District for Rural Scenic Roadways in the Northeast Pasco County Rural Area

Pasco County shall amend the Land Development Code by December 2007 to create the Northeast Pasco County Rural Area Scenic Roadway Overlay District for Rural Scenic Roads in the Northeast Pasco County Rural Area in order protect the rural character of the area. The overlay district shall regulate land development along the Rural Scenic Roads in the Northeast Pasco County Rural Area by, at a minimum, establishing standards for:
a. Preservation of existing canopy trees;
b. Planting of new canopy trees;
c. Landscaping requirements;
d. Clearing setbacks and restrictions;
e. Building character, setbacks and locations;
f. Location of parking;
g. Location and screening of equipment storage;
h. Location and screening of Dumpsters
i. Walls, fences, entrance features and similar structures;
j. Location and design of retention ponds;
k. Location and design of signage;
l. Location and design of street lights; and
m. Easements, deed restrictions and other instruments required to perpetually preserve the undeveloped portion of the roadway corridor.

For the purposes of this policy the term “Rural Scenic Road” means SR 52 (from Scharber Road extended east to the Dade City limits), St. Joe Road, Blanton Road, Bellamy Brothers Road, and Trilby Road to the extent that they are located in the Northeast Pasco County Rural Area.

Policy FLU 2.1.8 Rural Residential Roads
Pasco County shall recognize the importance of rural residential roads within the Rural Area for the purposes of protecting rural character and shall insure that these roadways sustain and maintain this character. For the purposes of this policy, “rural residential roads” include: Lake Lola Road, Happy Hill Road, Frazee Hill Road, Jessamine Road, Johnston Road, and Scharber Road.

Policy FLU 2.1.9 Rural Roadway System
The collector and arterial roadway system within the Rural Area predominantly consists of two (2) lane facilities. Rural neighborhood roads shall not be expected to require, nor are they planned to receive, capacity improvements over the 20 year planning period. Specific collector and arterial roads are also not expected to require, nor are they planned to receive capacity improvements over the 20 year planning horizon within the Transportation Element and are so specified by limiting the width of required right of way under the County’s Transportation Corridor Preservation Map to 135 feet. The County shall discourage additional roadway expansions of these facilities beyond two lanes.

Policy FLU 2.1.10 Provision of Potable Water & Sanitary Sewer
Consistent with the provision of services and facilities within the Northeast Pasco County Rural Area, Pasco County shall:

a. Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants within the Rural Area;
b. Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater within the Rural Area;
c. Require that new development within the Rural Area shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems may be permitted in the future if:
   1. The development form is a Conservation Subdivision or
   2. It is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but un-served area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an area wide administrative land use update.
Policy FLU 2.1.11 Methods of collecting and Disposing of Solid Wastes
Consistent with the provision of services and facilities within the Northeast Pasco County Rural Area, Pasco County shall continue to use the solid and hazardous waste collection and disposal systems provided throughout the County to serve the Rural Area.

Policy FLU 2.1.12 Protection of Natural Resources
Pasco County shall:
   a. Protect wetland and flood prone areas in the Northeast Pasco County Rural Area consistent with the provisions of the Future Land Use and Conservation Elements of this Plan.
   b. Protect groundwater systems in the Northeast Pasco County Rural Area by:
      1. Continuing to permit only rural residential development in the Northeast Pasco County Rural Area to minimize water consumption and maximize aquifer recharge due to small impervious surface areas;
      2. Relying on a system of small individual residential wells for the provision of potable water that disperse the potentially adverse effects of groundwater drawdown associated with excessive pumping of the aquifer; and
      3. Relying on properly installed and periodically inspected septic tanks in conformance with applicable law on large lots that return water to the aquifer to be the primary system of wastewater disposal.

Policy FLU 2.1.13 Facilities Improvements Consistent with the Rural Character
Improvements to public facilities shall be accomplished whenever possible in a manner so as to preserve or enhance the rural character of the Northeast Pasco Rural Area. This criteria shall apply to level of service standards, location, design standards, materials, and any other items impacting the final result.

Policy FLU 2.1.14 Joint Planning/Annexation Agreements
Coordinate with the municipalities of Dade City, St. Leo, and San Antonio in the development of 20-year annexation plans that define future annexation boundaries, future land uses, providers of and enhancements to public facilities/services and other infrastructure. The plans shall assess financial feasibility and the availability/capacity of service providers to serve the areas proposed for annexation and shall also address the following, where applicable:

a. Protection of the Rural Area
   Recognition that the Rural Area of Pasco County is an area with specific rural character rather than an area anticipated to be urbanized.

b. Planning principles and characteristics for the Rural Area
   Inclusion of specific planning principles and standards for development within the Rural Area:
      1. The Rural Area includes special scenic roadway design standards for Rural Scenic Roads and includes SR 52 (from Schraber Road to the Dade City limits), St. Joe Road, Blanton Road, Bellamy Brothers Road, and Tribby Road to the extent that they are located in the Northeast Pasco County Rural Area.
      2. Individual wells and septic tanks shall be accepted as the primary method of providing potable water and sanitary sewer to the residents and other occupants within the Rural Area. New developments within the Rural Area shall not be designed or constructed with central water and/or sewer systems.

c. Criteria and Standards for the Review of Amendments to the Rural Area Boundary

d. Criteria and Standards for City Transition Areas
   1. City Transition Areas shall be limited to residential uses.
   2. Plan Amendments to increase the residential density within City Transition Areas shall be held to the same standards of ensuring compatibility with the Rural Area as those amendments would be evaluated under the plan amendment review criteria of the Pasco County Comprehensive Plan.
Policy FLU 2.1.15 Intergovernmental Agreements with Hernando County
Update and maintain intergovernmental agreements that provide for the following: a) coordination of land use density and intensity and transportation facilities along the County boundary; b) the opportunity to review and comment upon all proposed Developments of Regional Impacts, Comprehensive Plan Amendments, Planned Unit Developments, Master Planned Unit Developments, preliminary plan/preliminary site plans and capital projects occurring within one mile of its mutual borders with adjacent counties, c) the sharing of planning, development and capital improvement data, d) the exchange of plans, studies, ordinances and land development regulations that would affect either party, and, e) the distribution of information concerning the level of service standards for public facilities/services.

OBJECTIVE FLU 2.2 MAINTAIN THE ECONOMIC VIABILITY OF AGRICULTURAL PRODUCTION AND USES
Encourage the preservation of agriculture as a viable long- and short- term use of land and an asset of Pasco County’s economy. [Old Objective 1.5]

Policy FLU 2.2.1 Agricultural Primacy
Pasco County shall encourage continuation of agricultural operations in the Northeast Pasco County Rural Area. Agricultural uses on lands that have an agricultural exemption from the Pasco County Property Appraiser will be considered to have “primacy” in the area. Primacy means that conflicts between such agricultural lands and other non-agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests.

Policy FLU 2.2.2 Conservation Subdivisions
The County shall permit the creation of a Conservation Subdivision in conformance with the guidelines provided herein through the Comprehensive Plan and shall amend the Land Development Code by December 2007 to establish specific requirements for the creation of Conservation Subdivisions. This alternative development option which would allow for the clustering of housing units in rural and agricultural areas to create permanently protected Open Spaces that can be added to an interconnected network of agricultural areas, conservation lands, greenways and Open Space.

Conservation Subdivisions shall be designed based on the following guidelines:

a. A minimum of fifty percent (50%) of the gross acreage of the parcel shall be designated as conservation Subdivision Open Space, exclusive of individual lots;
b. A minimum of 20% of the required Open Space shall be uplands;
c. Conservation Subdivision Open Space 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 Conservation Subdivision and extinguishes all development rights on the Conservation Subdivision Open Space;
d. Conservation Subdivision Open Space shall be configured to create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, and shall address opportunities for restoring native habitats;
e. Conservation Subdivision Open Space shall be configured to create internal connected through connected and integrated Open Space within the subdivision parcel and shall be based upon the context sensitive site design standards;
f. A plan for the use and maintenance of the Open Space shall be submitted, as a part of the approval process and compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval and a condition of the perpetual open space conservation easement.
g. The location of residential development lots shall be arranged in a context sensitive manner such that they form a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose and integrity of the on-site natural resource and environmental systems to the maximum extent practicable; to minimize disturbance to woodlands, wetlands, and other natural features; to protect and preserve the rural appearance of land when viewed from
public roads and from abutting properties;  
hal  
golf courses shall not be allowed in Conservation Subdivisions; and  
i. The maximum density of a Conservation Subdivision shall be no more than the maximum density allowed by the land use designation of the land on the Comprehensive Plan's Future Land Use Map in which the Conservation Subdivision is located.

**Policy FLU 2.2.3 Agricultural Protection Strategies**  
Pasco County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with incentives for clustering residential development and support for the use of local, State and Federal incentives including pursuit of funds from state and federal program for the purchase of agricultural conservation easements and the purchase of development rights.

**Policy FLU 2.2.4 Agricultural Buffers**  
Pasco County shall require adequate buffering and/or setbacks between agriculture and residential uses to protect such agricultural uses from adverse impacts associated with encroachment of residential areas or creation of nuisances by agricultural operations.  
[Old Policy FLU 1.5.10]

**Policy FLU 1.7.4 Redevelopment Plan for the Trilby, LaCoochee, and Trilacoochee Area**  
Pasco County shall prepare a comprehensive redevelopment plan in the form of a community master plan for the areas of Trilby, LaCoochee and Trilacoochee by December 2006 to include and address the following redevelopment issues:  
a. Neighborhood Rehabilitation and Redevelopment;  
b. Employment Strategies to include an evaluation of the establishment of a Lacochee Business District along Hwy 301 as well as issues that would constrain redevelopment potential including: potential contamination of the ground from prior uses; extension of central water and sewer services to serve new industrial/employment uses, and paving of dirt roads around the existing industrial area;  
c. Community Building Activities including the assessment of the need to renovate or replace the Trilby Community Center; and  
d. Infrastructure to include an evaluation of accidents and safety issues at the major roadway intersections, flooding issues due to potential blockages of the existing drainage structures, schools and parks/trails.
Future Land Use Map Amendments

Amendments

The following map amendments reflect three changes to the Future Land Use Map of Pasco County. Two of these map amendments were requested by residents in the rural area to protect their neighborhoods by reflecting the existing platted and large lot residential development in the area. The Spring Valley area is proposed to change from Res-1 (one unit per acre) to Agriculture (AG), with a maximum density of one unit per five acres. The Tribby area is proposed to change from Res-3 (three units per acre) to Agricultural/Rural (AG-R), with a maximum density of one unit per 10 acres.

In the western section of the rural area there is a change from Mixed Use to Employment Center/Target Business (EC-TB). This future land use designation is defined as follows:

Employment Center/Target Business (EC-TB) Future Land Use Designation

Intent: To designate land uses along interstate and other major corridors where location factors and higher land values tend to attract higher intensity development and services and facilities are programmed to accommodate a range of uses and to maintain adequate lands for target business in close proximity to and high visibility from major interchanges. Target business is encouraged to:

A. Provide an economic benefit in terms of employment opportunities and increased tax base;
B. Locate higher intensity uses where roadway capacity can accommodate increased traffic due to short trip distances to major freeways and increased land capacity at major intersections; and
C. Locate higher intensity uses along major roadways and intersections to reduce development pressures in other areas of the County, thereby minimizing the road congestion and community compatibility impacts associated with sprawl development.
Acknowledgements

A special thanks to all county departments, Citizens Advisory Committee (CAC) Members, residents and stakeholders that helped in the preparation of this document.

CAC Members:

District 1
The Honorable Jack Mariano, Chairman
The Honorable Pam Coulter, Vice-Chairman
Stephen C. Booth
Calvin L. Branche
Robert E. Thims
Steven R. Wasson
Alan S. Weinstein

District 2
The Honorable Theodore J. Schrader, Chairman
The Honorable Jean Larkin Weightman, Vice-Chairman
Allen Altman, Chairman (Full CAC)
George L. Black Jr.
Ryan M. O’Reilly
Dennis W. Phillips
Joseph D. Worrell
Elsie L. Wren

District 3
The Honorable Ann Hildebrand, Chairman
The Honorable Kathleen Wolf, Vice-Chairman
Robert L. Friedman
Patricia P. Gorecki, Vice-Chairman (Full CAC)
Tim H. Holladay
Melvin L. Phillips
Fred Reeves
Sandra A. Will

District 4
The Honorable Steve Simon, Chairman
The Honorable Cathi Martin, Vice-Chairman
Gabriel A. Massaro
Mike Peters
Marjorie M. Sebring
Mary Jane Stanley
Kathryn E. Starkey
Kenneth F. Tracey

District 5
The Honorable Pat Mulieri, Chairman
The Honorable Marge Whaley, Vice-Chairman
Peter M. Gottschalk
George E. Iwan
James Don Porter
Joanne Hurley
Jennifer L. Seney
James L. Williams

County Administration
John J. Gallagher, County Administrator

Pasco County Attorney’s Office
Robert D. Sumner, County Attorney
Barbara L. Wilhite, Chief Assistant County Attorney
Elizabeth Blair, Assistant County Attorney

Pasco County Development Services Growth Management Department:
Bipin Parikh, Assistant County Administrator
Samuel P. Steffey II, Growth Management Administrator
Deborah J. Bolduc, Senior Planner
Richard Tonello, Planner II
Sharon Peters, Senior Clerk

CAC Planning Districts
LACOOCHEE

This area was occupied briefly during the Indian wars and resettled with the building of two railroads in the 1880's. Lacoochee Post Office was established May 22, 1888. William Acosta was postmaster. Development was halted by the "Great Freeze" of 1895 and revived in 1922 when Cummer Cypress Company established a sawmill and company town. Thousands were employed as Cummer logged virgin cypress from the Withlacoochee and Cumpressco swamps. The last timber was milled June 5, 1959. Later, the mill was dismantled and the company store, workers' "quarters" and vast tracts of land were sold.

PLACED BY THE PASCO BOARD OF COUNTY COMMISSIONERS AND THE HISTORICAL PRESERVATION COMMITTEE 1991