



April 27th, 2018

Mr. D. Ray Eubanks  
Plan Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street  
Caldwell Bldg., MSC 160  
Tallahassee, FL 32399-0800

**RE: Adoption Package - Pasco County Small Scale Comprehensive Plan  
Amendment, CPAS18(01) Mitchell Ranch East**

Dear Mr. Eubanks:

On March 27, 2018 the Pasco County Board of County Commissioners (BCC) adopted CPAS 18(01) Mitchell Ranch East, Small-Scale Map Amendment to the Comprehensive Plan. The enclosed transmittal package includes the adopted **Ordinance No 18-13**.

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM PLANNED DEVELOPMENT (PD) TO COMMERCIAL (COM) ON 1.46 ACRES M.O.L. OF REAL PROPERTY LOCATED SOUTH OF STATE ROAD 54, EAST OF TRINITY MEDICAL CENTER PARCEL ID NO. 24-26-16-0000-00100-0011; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

One hard copy and two compact disks of the amendment are included in this transmittal package.

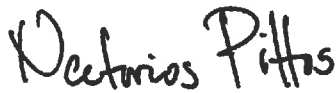
Copies of the proposed amendment have been forwarded directly to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Florida Department of Transportation, District Seven; Florida Department of State; Florida Fish and Wildlife Conservation Commission; Florida Department of Agriculture and Consumer Services, Division of Forestry; and Florida Department of Environmental Protection.

Any Florida DEO comments and requests should be forwarded to:

Planning and Development Department  
West Pasco Government Center  
8731 Citizens, Suite 320  
New Port Richey, FL 34654-5598

If there are any questions or comments, please contact me at npittos@pascocountyfl.net or call (727) 847-8193.

Sincerely,



Nectarios Pittos, AICP  
Executive Planner

#### Enclosures

cc: **VIA – Email – Required**

Dan C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 N. McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456, email to: Daniel.Santos@dot.state.fl.us

Ivana Kajtezovic, Planning Program Manager, Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763, email to: ikajtezovic@tampabaywater.org

Deena Woodward, Historic Preservation Planner, Florida Department of State, Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, FL 32399-0250, email to: Deena.Woodward@DOS.MyFlorida.com

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899, email to: trisha.neasman@swfwmd.state.fl.us

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services, 620 South Meridian Street, MB-585, Tallahassee, FL 32399-1600, email to: FWCConservationPlanningServices@myfwc.com

Suzanne E. Ray, Department of Environmental Protection, Office of Intergovernmental Programs, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, FL 32399-3000, email to: Plan.Review@dep.state.fl.us

Tracy D. Suber, Educational Consultant - Growth Management Liaison, Dept. of Education, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400, email to: Tracy.Suber@fldoe.org

Brady Smith, Sr., Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782, email to: reviews@tbrpc.org

Department of Agriculture & Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capitol, Plaza Level 8, Tallahassee, FL 32399-0800, email to: compplans@freshfromflorida.com

**VIA – Email**

Joe Moreda, Director, AICP, Planning and Zoning Services, Hillsborough County, 601 E. Kennedy Boulevard, 20<sup>th</sup> Floor, Tampa, FL 33602, email to: moredaj@hillsboroughcounty.org

Thomas Deardorff, FAICP, Director, Growth Management Department, Polk County, P.O. Box 9005, Drawer GM01, Bartow, FL 33831-9005, email to: thomasdeardorff@polk-county.net

Ron Pianta, AICP, Director, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, email to: rpianta@hernandocounty.us

Karl Holley, Director of Development Services, Sumter County Planning Department, 209 N. Florida Street, Room 301, Bushnell, FL 33513, email to: karl.holley@sumtercountyfl.gov

Jake Stowers, Executive Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: jstowers@pinellascounty.org and,

Renea Vincent, Planning Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: rvincent@co.pinellas.fl.us

Lisa L. Fierce, Development Director, City of New Port Richey, Development Services

Department, 5919 Main St., New Port Richey, FL 34652, email to: fiercel@cityofnewportrichey.org

Chris Mettler, Senior Planner, City of New Port Richey, Development Services  
Department, 5919 Main St., New Port Richey, FL 34652, email to MettlerC@CityofNewPortRichey.org

Jocilyn Martinez, Assistant City Manager, City of Port Richey, 6333 Ridge Rd., Port Richey, FL 34668, e-mail to: j.martinez@cityofportrichey.com

Michael Sherman, AICP, Community Development Director, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, email to: msherman@dadecityfl.com

Andrea Calvert, CMC, Town Clerk, Town of St. Leo, P.O. Box 2479, St. Leo, FL 33574, email to: townclerk@townofstleo.org

Todd Vandenberg, City of Zephyrhills, 5335 - 8<sup>th</sup> Street, Zephyrhills, FL 33542, email to: vandenberg@ci.zephyrhills.fl.us

Mark G. LeCouris, City Manager, City of Tarpon Springs, 324 E. Pine Street, Tarpon Springs, Florida 34689, email to: thickey@ctsfl.us

Melissa Zornitta, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18<sup>th</sup> Floor, Tampa, Florida 33602, email to: zornittam@plancom.org

Tony Garcia, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18<sup>th</sup> Floor, Tampa, Florida 33602, email to: garciat@plancom.org

Richard M. Tonello, Supervisor, Pasco County Schools, Department of Planning, 11815 Tree Breeze Dr. New Port Richey, FL 34654. rtonello@pasco.k12.fl.us

Planning and Development Department (Only to: Current Planning, Long Range Planning, and Metropolitan Planning Organization)

Central Permitting (Only to: Esther Oluyemi, Mark DeRaedt, and Michele Crary)

Mike Carballa, Director, Utilities - Engineering and Contracts Management Dept. - mcarballa@pascocountyfl.net

Charles Cullen, Engineering Manager, Utilities - ccullen@pascocountyfl.net

Ray Cleaver, P.E. Engineer I, Utilities - rcleaver@pascocountyfl.net

Debra V. Smith – Senior Development Review Technician, Utilities Engineering, dsmith@pascocountyfl.net

Jeremy Edwards, Supervisor, GIS, jedwards@pascocountyfl.net

Rebecca Underwood – Administrative Secretary II, Development Services, runderwood@pascocountyfl.net

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM PLANNED DEVELOPMENT (PD) TO COMMERCIAL (COM) ON 1.46 ACRES M.O.L. OF REAL PROPERTY LOCATED IN THE NORTHWEST REGION OF THE EXISTING PLANNED DEVELOPMENT (PD), SOUTH OF STATE ROAD 54, EAST OF TRINITY MEDICAL CENTER PARCEL ID NOS. 24-26-16-0000-00100-0011; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187(1), Florida Statutes; and

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

**WHEREAS**, the Local Planning Agency, on February 22, 2018, held a public hearing on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners, on March 27, 2018, held an adoption public hearing on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

**WHEREAS**, all map amendments exclude applicable Corridor Preservation width as established in Tables 7-4a and 7-4b, as may be amended from time to time, of the Pasco County Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. The Official Future Land Use Map Amendment**

The Official 2025 Future Land Use Comprehensive Plan Map 2-15, Map Sheet No. 18 is hereby amended to change the Future Land Use classification from Planned Development (PD) to Commercial (COM) affecting 1.46 acres m.o.l. of real property, identified as Parcel ID Nos. 24-26-16-0000-00100-0011, attached hereto as Exhibit A, and made a part hereof.

**SECTION 2. SEVERABILITY.**

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

**SECTION 3. EFFECTIVE DATE.**

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

**SECTION 4. LEGISLATIVE FINDINGS OF FACT**

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

ADOPTED this 27th day of March, 2018.



*Paula S. O'Neil*  
Paula S. O'Neil, Ph.D., Clerk of Circuit Court & County Comptroller

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

*[Signature]*  
Chairman

APPROVED  
IN SESSION

MAR 27 2018  
PASCO COUNTY  
BCC

**Exhibit A**

# THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

T26 S - R16 E  
SHEET 18

DATE ADOPTE: 06/15/89

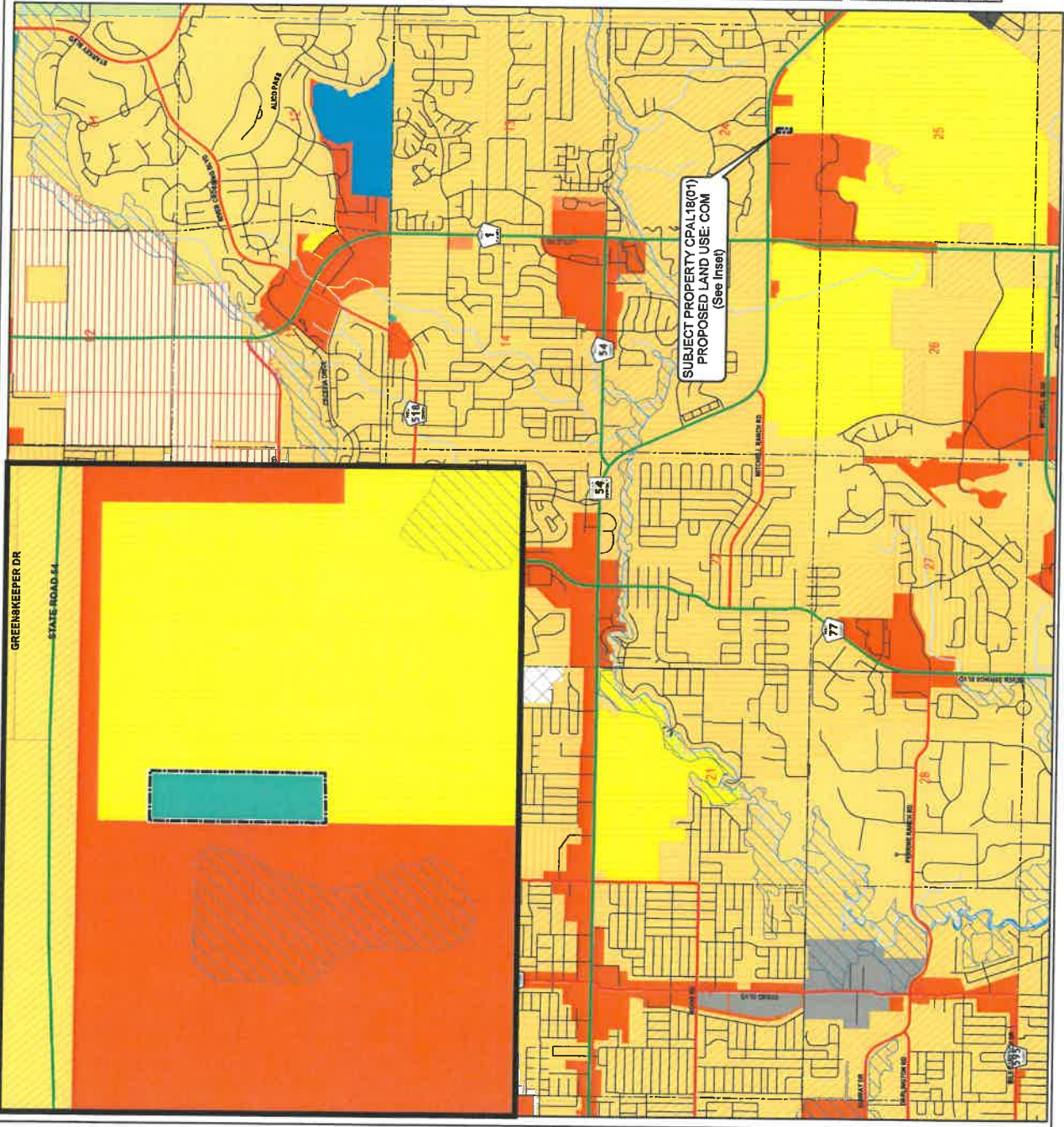
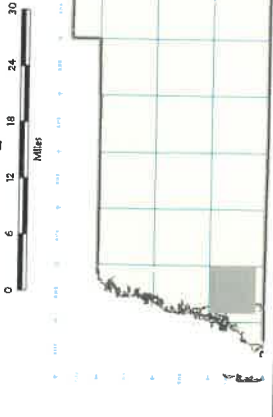
ORDINANCE #: 84-13

## FUTURE LAND USE 2025 CLASSIFICATIONS

AG Agricultural	RES-1 Residential	GH Greenway Hub
AGR Agricultural / Rural	RES-3 Residential	NBC New Port Commons
CL Cleared Land	RES-6 Residential	TC Town Center
CON Conservation Land	RES-9 Residential	OFF Office
AT Major Attraction	RES-12 Residential	IC Employment Center
R/O/S Piper Recreation / Open Space	RES-24 Residential	ROR Retail / Office / Retail/Industrial
H/P Major Public / Semi-Public	VMUJ Village Mixed Use - Type J	CDH Commercial
NT New Town	VMUJA Village Mixed Use - Type JA	IL Industrial - Light
PD Planned Development	VMUJB Village Mixed Use - Type JB	MI Industrial - Heavy
PLJ Piped Uses	VMUJ3 Village Mixed Use - Type J3	

## OVERLAYS

CLASS 1 WETLANDS / LAKES	FLEXIBLE PLAN BOUNDARY	PALMBAHIA HILLS OVERLAY
CITY LIMITS	ROB OVERLAY	TRANSIT CENTER OVERLAY



ADOPTION DATE	EFFECTIVE DATE	ORDINANCE
6/27/2006	1/26/2007	06-18
11/20/2007	2/21/2008	07-38
11/20/2007	4/10/2008	07-34
10/20/2009	11/22/2009	09-17
12/15/2009	1/15/2010	09-36
8/10/2010	8/31/2010	10-32
8/10/2010	9/31/2010	10-33
11/1/2011	2/1/2011	11-01



**Pasco County, Florida**  
Geographic Information Systems  
Engineer  
Survey Department

Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_



**BOARD OF COUNTY COMMISSIONERS  
AGENDA MEMORANDUM**

**COMMISSION DISTRICT:** 3

**FILE NO.:** PDD18-0682

**DATE:** 3/13/2018

**SUBJECT: AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM PLANNED DEVELOPMENT (PD) TO COMMERCIAL (COM) ON 1.46 ACRES M.O.L. OF REAL PROPERTY LOCATED SOUTH OF STATE ROAD 54, EAST OF TRINITY MEDICAL CENTER PARCEL ID NO. 24-26-16-0000-00100-0011; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**THRU:** Don L. Rosenthal, M.B.A., CPM, Assistant County Administrator (Development Services)

**FROM:** Ernest Monaco, Acting Planning and Development Administrator

**RECOMMENDED BOARD ACTION:**

Approve the proposed Comprehensive Plan Map Amendment and adopt, by roll-call vote, the ordinance for the Small Scale Future Land Use Amendment, CPAS18(01) Mitchell Ranch East Medical Outparcel, amending the Future Land Use (FLU) Map Sheet 2-15(18) and FLU Subareas-Western Hub Map Sheet 2-9(27). Authorize the Chairman to execute the two originals of the ordinance provided, and direct the Board Records Department to distribute, as set forth under the Distribution Section below.

**BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:**

On February 22, 2017, the Local Planning Agency (LPA) held a public hearing on the proposed amendment to the Comprehensive Plan CPAS18(01) Mitchell Ranch East Medical Outparcel, and recommended approval of the Amendment to the Board of County Commissioners (BCC).

<b>PROPERTY OWNERS</b>	Mitchell Ranch East Medical Outparcel
<b>AGENT/APPLICANT</b>	Jaime P. Girardi, P.E.
<b>PROPERTY SIZE</b>	1.46 Acres
<b>PARCEL ID</b>	24-26-16-0000-00100-0011
<b>LOCATION</b>	South side of State Road 54, East of Trinity Medical Center
<b>EXISTING FUTURE LAND USE</b>	Planned Development (PD)
<b>ZONING</b>	C-2 General Commercial District

The applicant is requesting a Small Scale Comprehensive Plan Map Amendment, CPAS18(01), amending the Future Land Use (FLU) Map Sheet 2-9(27), from Planned Development (PD) to Commercial (COM) for 1.46 acres of the property in the Northwest region of the existing Planned Development (PD), located on the South side of State Road 54, East of Trinity Medical Center to establish Professional Medical Office Building.

The subject property is intended as an extension of the adjacent Medical Building and was selected due to its isolation from the rest of the Planned Development (PD) by the surrounding wetlands.



	ZONING DISTRICT	EXISTING USE	FUTURE LAND USE
<b>NORTH</b>	A-C Agricultural District	ROW (SR 54)	Residential 9 du/ga (RES-9)
<b>SOUTH</b>	C-2 General Commercial District	Wetlands, Vacant	Planned Development (PD)
<b>EAST</b>	A-C Agricultural District	Wetlands, Vacant	Planned Development (PD)
<b>WEST</b>	C-2 General Commercial District	Hospital	Retail/Office/Residential (ROR)

**CONSISTENCY OF THE PROPOSED CHANGE WITH THE GOALS, OBJECTIVES, AND POLICIES IN THE COMPREHENSIVE PLAN:**

**Policy FLU 1.6.1. COMMERCIAL DEVELOPMENT**

d. Commercial development may be permitted within property that was designated as ROR (Retail/Office/Residential) or MU (Mixed Use) Future Land Use Classification;

- *Before this parcel was amended to have a Planned Development (PD) FLU designation, the previous FLU designation for this site was Retail/Office/Residential (ROR). As ROR is currently an inactive designation, the proposed COM land use designation is an appropriate transitional use for this subject property consistent with the previous ROR FLU designation.*
- *The adjacent parcel to the West is zoned ROR, and is currently used for a Medical Center and Hospital.*
- *The proposed COM land use designation will make the subject property uses consistent with the surrounding uses as well as the Pasco County Comprehensive Plan (Policy FLU 1.6.1 COMMERCIAL DEVELOPMENT).*

**Policy FLU 1.6.2. LOCATION OF COMMERCIAL DEVELOPMENT**

a. The possible locations for the COM (Commercial) FLU Designation shall be limited to areas adjacent to existing collector and arterial roadway intersections in order to maintain road capacity and not set a precedent for further strip development. The review standards included within this policy further provide guidance for determining the compatibility of a COM (Commercial) designation request with the policies of this Comprehensive Plan. Commercial uses may be planned for future collector and arterial roadway intersections to the extent that development of the commercial use is limited or restricted from occurring until the roadway intersection is constructed;

- *This property is adjacent to State Road 54.*
- *The intent of Policy FLU 1.6.2 is to limit urban sprawl and recognize continued existence of commercial uses, establishing appropriate sites for the development of region-serving commercial uses.*
- *The subject property is an expansion of the existing medical campus. The proposed use will not connect to State Road 54. As such, the COM land use designation is consistent with the recognized existence of medical and commercial uses in the adjacent property to the West as well as the Pasco County Comprehensive Plan (Policy FLU 1.6.2 LOCATION OF COMMERCIAL DEVELOPMENT).*

### Policy CON 1.3.6: WETLAND IMPACTS

Pasco County shall limit the removal, alteration, encroachment, dredging, filling, or changes to the natural hydro period or water quality (hereinafter collectively referred to as impacts) within Category I Wetlands to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I Wetlands shall be the prime objective of the basis for review of all proposed impacts within these areas. Impacts within Category II Wetlands should be presumed to be allowed unless removal, encroachment, or alteration is contrary to the public interest.

- *This subject property is isolated on the East and South sides from the surrounding PD (Planned Development) by a Category II Wetland. The proposed COM land use designation protects possible negative impacts on these wetlands by future PD land use development and promotes the conservation of these Category II Wetlands.*
- *These Category II Wetlands provide a natural physical barrier between the subject property and the surrounding PD land use designation.*

### Policy FLU 8.1.2 SOUTH MARKET AREA ESTABLISHMENT

The South Market Area, as established on Map 2-18, is envisioned as an urban gateway opportunity area with intensification supported by transit opportunities in a manner which will enhance energy efficiency and conservation and reduce greenhouse gas emissions. This area has a distinct and dual role as a gateway to and from Pasco County and shall serve as a premier location for employers. This area shall be characterized by dense, vertical nonresidential development, and sophisticated residential development with quality design, intensity, and density necessary to support transit opportunities.

The mission for the South Market Area is creation of a high density, compact, and mixed-use location with maximized transportation opportunities that attracts a broad spectrum of employers and businesses. This area promotes higher-density, compact development and encourages mixed-use communities that are live / work.

- *The property is located in South Market Area. The proposed Future Land Use amendment from PD to COM is consistent with the vision of the South Market Area and furthers the County's goals concerning employment-generating uses and job growth.*

### POLICY FLU 10.3.2: TRANSIT CENTER OVERLAY STATUS

The utilization of the Transit Center Future Land Use map Overlay is regulated through policies included herein that create a specific and definitive linkage between the creation of the transit network to serve the overlay land uses and effective date of those land uses.

- *The property is located in the West Terminus Transit Center overlay as adopted in the Comprehensive Plan.*

### TRANSPORTATION NEEDS ASSESSMENT:

A Transportation Needs Assessment is not required due to there being no additional impacts to the transportation network per the Land Development Code.

### UTILITY NEEDS ASSESSMENT:

Pasco County Utilities will be able to provide adequate wastewater treatment services for this development through the implementation of this planned improvement.

**Water:**

Pasco County's existing 35-year agreement with Tampa Bay Water (TBW), which became effective on June 10, 1998, provides a guaranteed water supply capacity necessary for future water demand created by growth within Pasco County. Pasco County Utilities maintains a limited water supply capacity from its own existing facilities, and notes sufficient potable water service for this parcel when ready for development.

**FINDINGS OF FACT:**

The Administration Element of the Comprehensive Plan provides a framework by which proposed Comprehensive Plan Amendments shall be evaluated. Under Proposed Comprehensive Plan Amendments and Adoption Process, paragraph 4a states:

In order for the Board of County Commissioners to be able to fully assess the consequences of approving the proposed change, the Local Planning Agency's report to the Board of County Commissioners shall evaluate the following:

- Consistency of the proposed change with the Goals, Objectives, and Policies in the Comprehensive Plan.
  - *The Planning and Development Department determined that the proposed Comprehensive Plan Amendment is consistent with the Comprehensive Plan; as outlined in Consistency to Comprehensive Plan analysis above.*
- An analysis of the capital costs, additional service requirements, and the benefits generated by the proposed amendment.
  - *This amendment will not require additional capital costs or service requirements*

**FISCAL IMPACT/COST/REVENUE STATEMENT:**

Funding is not required for this recommendation.

**DISTRIBUTION:**

Board Records Department to distribute as set forth below:

1. Retain One Original
2. Mail One Original to:

Jaime P. Girardi, P.E.  
Regency Design & Engineering, Inc.  
9400 River Crossing Boulevard, Suite 102  
New Port Richey, Florida 34655

**ATTACHMENT(S):**

1. Ordinance, Proposed FLU
2. Affidavit of Publication

DLR/EM/NP/AE/PD18-0341 Mitchell Ranch East Medical Outparcel