

November 20, 2019

**RE: Large Scale Land Use Amendments**

- CPAL19-017 (COMPPL-2019-00003) Duke Land Exchange Part I (13.65 acres), seeking a change to the Future Land Use Map from I-H (Industrial Heavy) to R/OS (Recreation/Open Space); and
- CPAL 19-018 (COMPPL-2019-00005) Duke Land Exchange Part II (75 acres), seeking a change to the Future Land Use Map from RES-6 (Residential 6 dwelling units per gross acre) to P/SP (Public/Semi-Public)

Dear Property Owner:

Notice is hereby given that on the dates below, Pasco County intends to consider the following:

**ADOPTION OF LARGE SCALE COMPREHENSIVE PLAN AMENDMENTS,  
CPAL19-017 (COMPPLN2019-00003) Duke Land Exchange Part I (13.65 acres) and  
CPAL19-018 (COMPL2019-00005) Duke Land Exchange Part II (75 acres)**

**CPAL 19-017 Duke Land Exchange Part I (13.65 acres)**

The amendment is a change to the Future Land Use Map from I-H (Industrial Heavy) to R/OS (Recreation/Open Space). The area covered by this Amendment is on approximately 13.65 acres more or less and is generally located West of Baillies Bluff Road and north of Anclote River Park.

The Parcel ID No. associated with this case is 34-26-15-0000-00400-0000. The 13.65 acres are the southernmost area of this 281.18 parcel owned by Duke Energy Florida immediately adjacent to Anclote River Park. *See Exhibit A for a map of the proposed Large Scale Comprehensive Plan Amendment Area.*

**CPAL19-018 Duke Land Exchange Part II (75 acres)**

The amendment is a change to the Future Land Use Map from RES-6 (Residential 6 dwelling units per gross acre) to P/SP (Public Semi-Public). The area covered by this Amendment is on approximately 75 acres more or less and is generally located on the east side of Baillies Bluff Road, north of the existing Duke Energy substation. See *Exhibit A for a map of the proposed Large Scale Comprehensive Plan Amendment Area.*

A map depicting the location of both of these Large Scale Comprehensive Plan Amendments is attached. A brief case overview for each case is also attached for your information.

**AMENDMENT TO COMPREHENSIVE PLAN**

This is a county staff initiated Large Scale Comprehensive Plan Amendment for two Parts of the Duke Land Exchange.

**CPAL 19-017 Duke Land Exchange Part I (13.65 acres)**

The amendment is a change to the Future Land Use Map from I-H (Industrial Heavy) to R/OS (Recreation/Open Space).

**CPAL19-018 Duke Land Exchange Part II (75 acres)**

The amendment is a change to the Future Land Use Map from RES-6 (Residential 6 dwelling units per gross acre) to P/SP (Public Semi-Public).

**NEIGHBORHOOD MEETING**

For the Pasco County Planning and Development Department staff to inform the neighborhood of the proposed Large Scale Comprehensive Plan Amendment CPAL19-0017 Duke Land Exchange Part I and CPAL19-018 Duke Land Exchange Part II.

**Location**

**Date and Time**

Applicant: Pasco Parks/Recreation/  
Natural Resources Department

December 4, 2019 5 pm to 7 pm

Meeting Location:

J. Ben Harrill Recreation Complex  
2830 Gulf Trace Blvd., Holiday, FL 34691

## **LOCAL PLANNING AGENCY PUBLIC HEARING**

For Recommendation to the Pasco County Board of County Commissioners of the proposed Large Scale Comprehensive Plan Amendment CPAL19-0017 Duke Land Exchange Part I and CPAL19-018 Duke Land Exchange Part II.

### **Location**

Pasco County Local Planning Agency  
Public Hearing

### **Date and Time**

Thursday, January 23, 2019 @ 1:30pm

Meeting Location:

West Pasco Government Center,  
Board Room, 1<sup>st</sup> Floor, 8731 Citizens Drive  
New Port Richey, FL 34654

## **BOARD OF COUNTY COMMISSION PUBLIC HEARING (Transmittal)**

For Consideration of Transmittal to the Florida Department of Economic Opportunity (FDOE) of the proposed Large Scale Comprehensive Plan Amendment CPAL19-0017 Duke Land Exchange Part I and CPAL19-018 Duke Land Exchange Part II.

### **Location**

Pasco County BOCC Meeting

### **Date and Time**

February 18, 2020

Meeting Location:

West Pasco Government Center, Board Room,  
1<sup>st</sup> Floor, 8731 Citizens Drive  
New Port Richey, FL 34654

## **BOARD OF COUNTY COMMISSION PUBLIC HEARING (Adoption Consideration)**

For Consideration of Adoption of the proposed Large-Scale Comprehensive Plan Amendment CPAL19-0017 Duke Land Exchange Part I and CPAL19-018 Duke Land Exchange Part II.

### **Location**

Pasco County BOCC Meeting

### **Date and Time**

May 19, 2020

Meeting Location:

West Pasco Government Center, Board Room,  
1<sup>st</sup> Floor, 8731 Citizens Drive  
New Port Richey, FL 34654

All applications will be considered at the stated time or as soon thereafter as is practical.

A copy of the entire application package for the county staff initiated Comprehensive Plan is available through the Pasco County Acela Citizen Access Portal: <https://permits.pascocountyfl.net/CitizenAccess/Default.aspx>.

Amendment application is available for public inspection during normal business hours, 8:00a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the following location:

**Planning and Development Department  
West Pasco Government Center S-230  
8731 Citizens Drive  
New Port Richey, FL 34654**

Prior to attending, please verify this item has not been continued to a later date by accessing the DRC/LPA agenda on Pasco County website (pascocountyfl.net). If you do not have access to a computer please call (727) 847-8140 for verification.

Aggrieved persons whose interests are substantially affected by the permit issuance may appeal the permit in accordance with Section 317, Administrative Appeal, of the Pasco County Land Development Code.

ANY PERSON DESIRING TO APPEAL ANY FINAL ACTION OF THE PLANNING COMMISSION (aka LOCAL PLANNING AGENCY) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE ENTIRE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. APPEALS OF SUCH FINAL ACTIONS ARE LIMITED TO THE TESTIMONY AND EVIDENCE IN THE RECORD, WHICH MEANS THAT NEW TESTIMONY AND EVIDENCE OUTSIDE THE RECORD CANNOT BE CONSIDERED DURING THE APPEAL PROCEEDING.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you to the provisions of certain assistance. Within two working days of your receipt of this notice, please contact the Customer Service, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-8110 (v) in New Port Richey; (352) 521-4274, Ext. 8110 (v) Dade City; via (800) 955-8771 if you are hearing impaired.

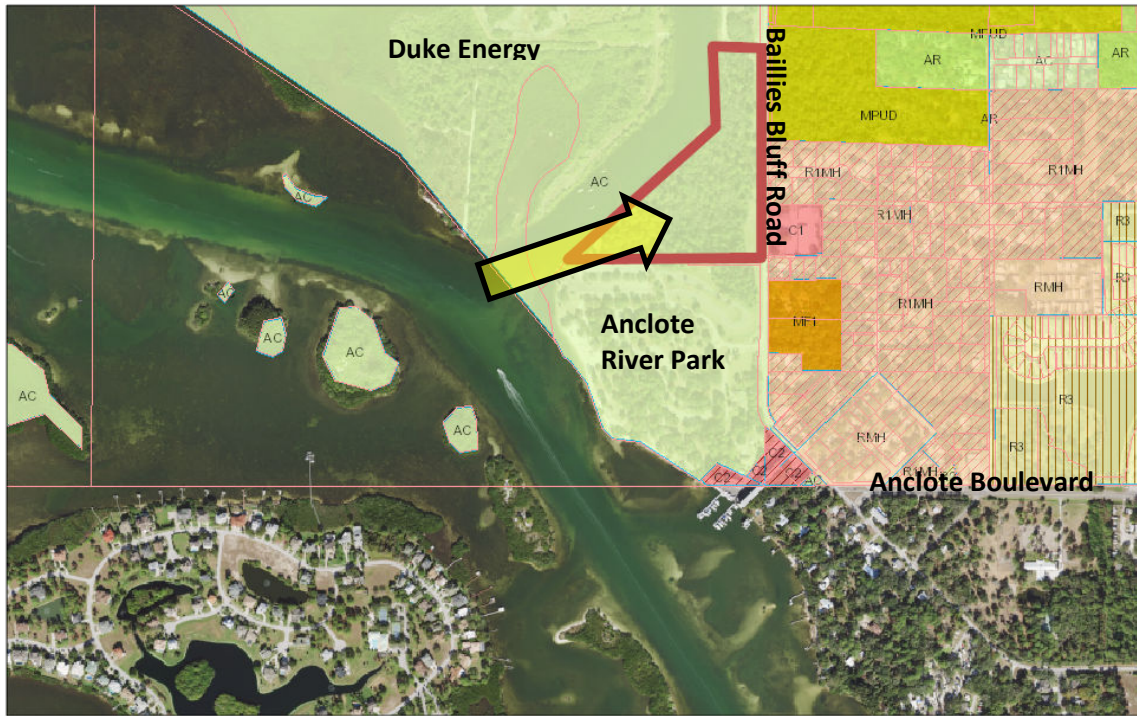
If you desire any additional information concerning this application, please contact Mary Duke at the Pasco County Planning and Development Department at (727) 847-8140.

**LONG RANGE PLANNING | PLANNING AND DEVELOPMENT DEPARTMENT**

727.847.8140 | West Pasco Government Center | 8731 Citizens Drive, Suite 360 | New Port Richey, FL 34654

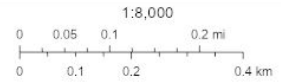
**PART I**  
**Parcel ID No. 34-26-15-0000-00400-0000 portion (13.65 acres)**

Location Map - Duke Land Exchange - Surrounding Zoning




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Zoning	AR	AR5MH	C3	I1	MF2	PO1	R1
AC	AR1	C1	ER	I2	MF3	PO2	R1MH
AC1	AR5	C2	ER2	MF1	MPUD	PUD	R2



Citizen Access Map

 Subject Property Boundary – Part I

 Subject Property

 Anclote River Resort, Tradewinds



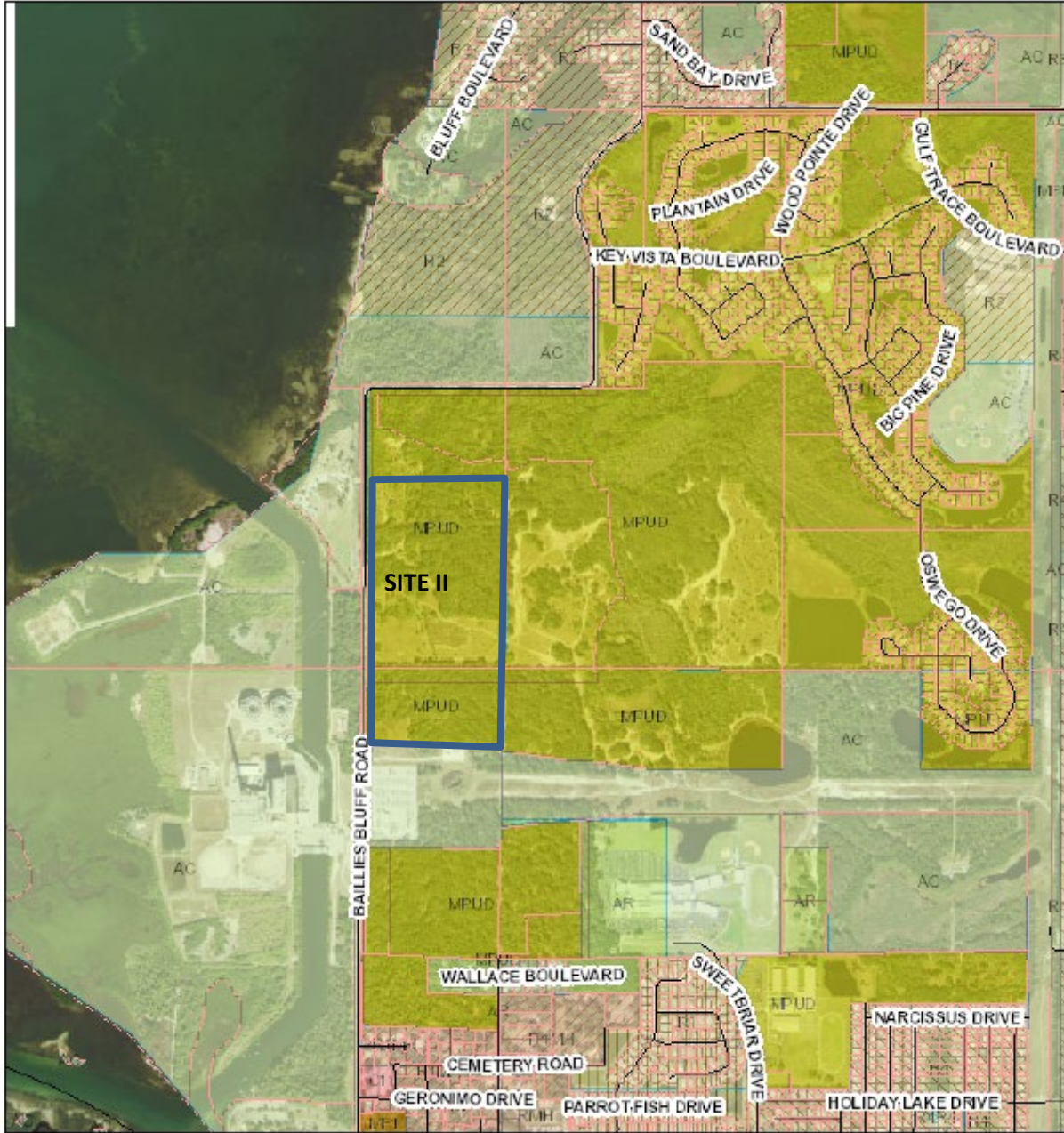
Part II

Parcel ID Nos. 34-26-15-0010-00100-0000 (17.42 acres)

Parcel ID No. 34-26-15-0010-00100-0020 (4.37 acres)

Parcel ID No. 27-26-15-0000-00500-0000 (portion – 53.21 acres)

Location Map – Duke Land Exchange – Surrounding Zoning



 SITE II