

Market Area Supporting Amendments

The following amendments are proposed to support the Market Area Concept.

FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

GOAL FLU 1: FOUNDATION FOR GROWTH MANAGEMENT

Implement the County's Future Land Use Plan to achieve an appropriate balance between public and private interests in the:

- Protection of the environment,
- Creation of favorable economic conditions,
- Provision of affordable housing,
- Provision of adequate services and facilities,
- Maintenance of established residential neighborhoods,
- Protection of rural and agricultural areas,
- Provision of ~~high quality, aesthetically designed roadways~~ multi-modal mobility opportunities, and
- Protection of private-property rights.

OBJECTIVE FLU 1.1: PRINCIPLES FOR GROWTH MANAGEMENT

To pursue a vision for the future growth and development of the County that both preserves and enhances the quality and value of its communities. This vision relies upon a solid foundation for future planning which is reflected in its adopted Future Land Use Map and capital improvements program and which:

- Establishes market areas and market area visions
- Protects rural neighborhoods and effectively limits urban sprawl;
- Relies upon a lands-acquisition program that is designed to preserve key ecosystems and protect wildlife, water resources, and natural areas;
- Includes an economic incentives program to attract targeted business industries and create new high-paying jobs; and
- Provides a solid infrastructure support system.

POLICY FLU 1.1.1: ADOPTED FUTURE LAND USE MAP SERIES

The Future Land Use Map series embodies strategies designed to build long-term community value, discourage urban sprawl, and ensure that public facilities and services are provided in the most cost-effective and efficient manner. Pasco County provides appropriate Future Land Use planning for a planning horizon through the Year 2025 and adopts the Future Land Use Map Series as depicted in the following exhibits in the Map Appendix:

Map 2-1	Wells, Wellfields, and Wellhead-Protection Areas
Map 2-2	Coastal High Hazard Areas and Evacuation Routes
Map 2-3	Rivers and Lakes
Map 2-4	Floodplains
Map 2-5	Wetlands (Southwest Florida Water Management District)
Map 2-6	Mineral Resources
Map 2-7	Soils (Southwest Florida Water Management District)
Map 2-8	Topography
Map 2-9	Future Land Use Subareas
Map 2-9(1)	FLU Subareas - Curley Road/S.R. 54
Map 2-9(2)	FLU Subareas - Cypress Creek Town Center
Map 2-9(3)	FLU Subareas - King Ranch
Map 2-9(4)	FLU Subareas - Long Lake Ranch
Map 2-9(5a)	FLU Subareas - Bexley Ranch
Map 2-9(5b)	FLU Subareas - Bexley Ranch
Map 2-9(6)	FLU Subareas - Sunlake Centre
Map 2-9(7)	FLU Subareas - Ashley Glen
Map 2-9(8)	FLU Subareas - Wiregrass
Map 2-9(9)	FLU Subareas - Smith 54
Map 2-9(10)	Reserved
Map 2-9(11)	FLU Subareas - Two Rivers
Map 2-9(12)	Reserved
Map 2-9(13)	FLU Subareas - Starkey Ranch
Map 2-10	Urban Infill/Redevelopment Target Area
Map 2-11	Existing and Future Park and Conservation Areas
Map 2-12	Archaeological and Historic Areas
Map 2-13	Rural Areas
Map 2-14	Town Center Vision Graphic
Map 2-15	2025 Future Land Use Map
Map 2-16	Planned Development Subareas
Map 2-16(1)	Planned Development Subareas - Shoppes at Ballantrae
Map 2-16(2)	Planned Development Subareas – Birren
Map 2 -17	<u>West Market Area</u>
Map 2-18	<u>South Market Area</u>
Map 2-19	<u>Central Market Area</u>
Map 2-20	<u>East Market Area</u>
Map 2-21	<u>North Market Area</u>

POLICY FLU 1.1.2: CONCENTRATION OF URBAN DENSITIES

Pasco County shall optimize public investment in supporting infrastructure by concentrating land uses in locations where public facilities that are necessary to support a Future Land Use Designation or Future Land Use Map amendment are available as established in Exhibit 2-1: Services and Facilities by Classification. Emphasis shall be given to locations in the West and South Market areas.

**OBJECTIVE FLU 1.2: GROWTH MANAGEMENT POLICIES FOR
INNOVATIVE PLANNING STRATEGIES TO
REDUCE URBAN SPRAWL**

To develop and enforce innovative planning techniques and land development regulations designed to protect residential neighborhoods, enhance the economic viability of the community, promote the efficient use of infrastructure, preserve natural resources, reinforce the market area concepts, and reduce the proliferation of urban sprawl. Pasco County recognizes the need to facilitate transit-oriented design development along major roadways to provide alternate modes of travel by providing a mix of transit-supportive uses that focus on accessibility for the elderly and special needs community.

POLICY FLU 1.2.1: TRANSIT-ORIENTED DESIGN

Pasco County shall amend the Land Development Code by December 2008 to include transit-oriented design standards to reinforce the use of public transportation by locating higher-density, mixed-use development, including employment-oriented businesses and higher-density residential uses, adjacent to transit stops, which shall address at a minimum:

- a. Establishment of block lengths;
- b. Building setbacks and orientation to the street;
- c. Establishing minimum density and floor area ratio;
- d. Uses that support public transportation and walkability;
- e. Reduction in parking requirements and encourage shared parking;
- f. Prohibiting auto-oriented uses within a transit-oriented design; and
- g. Open-space requirements.

Transit oriented design concepts shall be specifically encouraged in the West and South Market Areas.

POLICY FLU 1.2.2: ECONOMIC DEVELOPMENT

Pasco County shall encourage development which will contribute more to the County in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan. Location within the West and South Market areas is encouraged.