

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

KING RANCH SUBAREA POLICIES

POLICY FLU 7.1.4: KING RANCH

Identify the King Ranch Subarea on Subarea Map 2-9 and Map 2-9(3). This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions thereof. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.4, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The maximum levels of development within the King Ranch Subarea shall be limited to the following:

| Land Use | Square Footage/ Dwelling Units |
|------------------------------|---|
| Employment Center | 600,000 Square Feet |
| Themed Specialty Retail | 223,000 Square Feet |
| Retail | 130,000 Square Feet |
| Office | 52,200 Square Feet |
| Residential: Multiple-Family | 548 Dwelling Units |
| Residential: Single-Family | 3 Dwelling Units |

The general range of potential uses for the EC (Employment Center) Land Use Classification shall be established as a condition of the MPUD Master Planned Unit Development zoning approval and be consistent with the Comprehensive Plan.

The general range of potential uses for OF (Office) Land Use Classification shall be established as a condition of the MPUD Master Planned Unit Development zoning approval and be consistent with the Comprehensive Plan.

The minimum upland acres for the EC (Employment Center) Land Use Classification shall be fifty-five (55) acres, and the minimum upland acres for office shall be six (6) acres.

Construction of the entitlements identified above shall be contingent upon the developer's submittal and County's approval of the required Traffic Impact Study prior to rezoning approval and mitigation of transportation impacts as provided in the MPUD Master Planned Unit Development conditions of approval.

Office and employment center entitlements and the sixty-one (61) acres of land necessary to construct the entitlements within the King Ranch Subarea may not

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be reduced, exchanged, utilized, or traded off for themed specialty retail, retail, or residential entitlements.

Retail entitlements within the King Ranch Subarea may be reduced, exchanged, utilized, and traded off for office and employment center, and multiple-family entitlements pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

Multiple-family residential entitlements within the King Ranch Subarea may be reduced, exchanged, utilized, and traded off for employment center and office land uses pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

The land areas designated as CON (Conservation Lands) Land Use within the King Ranch Subarea are based upon aerial photography and field observations and shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies. The applicant or their successor in interest shall provide Pasco County with a sealed survey of the agency-approved jurisdictional line by a licensed public land surveyor. Pasco County shall amend the Future Land Use Map during the next-occurring biannual map amendment to designate all jurisdictional wetlands as CON (Conservation Lands) Land Use, with the exception of the wetlands, if approved by the legislated regulatory agencies to be impacted for one (1) access to the themed specialty commercial; for one (1) access, if necessary, to the King Ranch Homestead; and to accommodate a themed specialty retailer (approximately three [3] acres) all as generally shown on the revised conceptual plan dated August 1, 2005, as submitted with the King Ranch Biannual Comprehensive Plan Amendment Application. The land areas designated as CON (Conservation Lands) Land Use shall not be impacted, altered, or reduced in size.

Unless the County-approved Traffic Impact Study submitted in connection with the MPUD Master Planned Unit Development and applicable County transportation concurrency and access-management requirements demonstrate that some portion of the entitlements set forth above can be constructed without the extension of C.R. 54, construction in King Ranch shall not commence until the proposed C.R. 54 Extension is built or committed to be built at a minimum as a two (2) lane road with a minimum of 142 feet of right-of-way from S.R. 54/S.R. 56 to County Line Road (Hillsborough County).

In order to ensure consistency with the Economic Element of the Comprehensive Plan, the County may upon approval of the Board of County Commissioners, waive or delay any subarea policy or Development of Regional Impact, MPUD Master Planned Unit Development, or Preliminary Development Agreement condition for a primary target industry.

The project's stormwater-management system shall be designed, constructed, and maintained to meet or exceed Rule 40D-4, Florida Administrative Code, and Pasco County ordinances as provided in the MPUD Master Planned Unit Development conditions of approval.

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If the MPUD Master Planned Unit Development zoning master plan prepared in accordance with the subarea policy exceeds applicable Development of Regional Impact thresholds, then the King Ranch Subarea must obtain either Board of County Commissioners and Florida Department of Community Affairs approval of the King Ranch Subarea as a Regional Activity Center in accordance with the requirements of Rule 28-24.014(10), Florida Administrative Code, or a Development of Regional Impact in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code. Such approvals may require additional amendment(s) of the Comprehensive Plan. However, the MPUD Master Planned Unit Development master plan may include entitlements that are below the Development of Regional Impact threshold. Notwithstanding the foregoing, the County and/or Florida Department of Community Affairs are under no obligation to approve the subarea as a regional activity center or Development of Regional Impact.

In accordance with the County's interlocal agreement with Hillsborough County, comments and recommended conditions regarding the rezoning may be included in the MPUD Master Planned Unit Development conditions of approval.

BEXLEY RANCH SUBAREA POLICIES

POLICY FLU 7.1.5: BEXLEY RANCH

- a. Identify the Bexley Ranch Subarea 5(a) on Subarea Map 2-9. The subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the Bexley Ranch Development of Regional Impact Development Order. Any development that would generate impacts in excess of the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.5, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan as amended; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following levels of development within the Bexley Ranch Subarea 5(a), if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact development order conditions and subarea policies set forth below, are supported by adequate public facilities, services, and infrastructure:

| Land Use | Phase I | Phase II | Phase III | Total |
|------------------------------|---------|----------|-----------|---------|
| Office (Square Feet) | 50,000 | 200,000 | 0 | 250,000 |
| Retail (Square Feet) | 125,000 | 183,500 | 91,500 | 400,000 |
| Residential (Dwelling Units) | 0 | 600 | 400 | 1,000 |