

**RESOLUTION CHANGING ZONING CLASSIFICATION OF  
PROPERTY DESCRIBED IN APPLICATION NO. 7868 FROM A  
PO-2 PROFESSIONAL OFFICE DISTRICT TO A C-1  
NEIGHBORHOOD COMMERCIAL DISTRICT**

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**WHEREAS**, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on June 17, 2025, on Rezoning Application No. 7868; and

**WHEREAS**, the Board of County Commissioners has heard the presentation and evidence of the applicant and individuals in opposition to and in favor of the application; and

**WHEREAS**, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the zoning classification should be approved for the subject property; and

**WHEREAS**, the Board of County Commissioners has reviewed the report and recommendations of the Planning Committee and Policy Committee and the recommendation of the County staff and does hereby adopt the following findings of fact:

FINDINGS OF FACT:

1. The subject site is currently vacant, covering an area of approximately 3.03 acres. The applicant proposes to develop the property in conformance with Land Development Code (LDC), Section 525 - C-1 Neighborhood Commercial District standards for development.
2. The applicant has volunteered to record a deed restriction to the property providing the following use restrictions.
  - a. The Property will be zoned C-1 Neighborhood Commercial District (“Commercial”) upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those Commercial uses set forth in the Pasco County Land Development Code (“LDC”) to ensure the Property provides the benefits of Commercial development, including, but not limited to, adequate employment generation. In addition, the Rezoning

will not have an expiration date, so Commercial uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses for the Property will remain Commercial uses, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

- b. The following commercial uses will not be allowed to occupy or be developed on the Property as per Subarea Policy FLU 7.1.26 Little Road Plan Amendment: Gas Station, Car Wash and Self -Storage Facilities.
3. Access to the property is from Little Road, a County-maintained arterial roadway with approximately 145 feet of right-of-way (varies); and Jasmine Boulevard, a County-maintained collector roadway with approximately 80 feet of right-of-way (varies).
  4. There is a conceptually planned trail segment under the name of "Little Road Trail," located on the west side of Little Road to US Hwy 19. Currently, this segment is not a priority in the Capital Improvement Plan (CIP).
  5. The subject site is located in Flood Zone "X" and development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention.
  6. The surrounding area is characterized by commercial uses to the west, residential development to the east and south of the subject site, and to the north a proposed amendment to PD (Planned Development) Future Land Use to allow for neighborhood commercial uses, pursuant to LDC Section 525 - C-1 Neighborhood Commercial District, along the Little Road frontage and 23 townhomes to the rear of the property.
  7. On December 10, 2024, the Board of County Commissioners (BCC) adopted Small-Scale Comprehensive Plan Amendment CPAS24(07), amending the Future Land Use (FLU) from

RES-1 (Residential - 1 du/ga) to COM (Commercial); and establishing Subarea Policy FLU

7.1.26: Little Road Plan Amendment, which restricts the applicant's zoning district to C-1 Neighborhood Commercial District and prohibits the use of a Gas Station, Car Wash, and/or Self-Storage Facility.

8. The subject site is within the Embassy District of the West Market Area and within the Urban Service Area. Pursuant to Ord. No. 24-27 adopted on July 18, 2024, the permitted Floor Area Ratio (FAR) for the property cannot exceed 3.0.
9. The Board of County Commissioners (BCC) has approved the following actions on the subject property:
  - a. On August 26, 1997, Rezoning Petition No. 5166 was approved to rezone parcels 13 25 16 0020 00000 0025 and 13 25 16 0020 00000 0021 from E-R Estate-Residential District to PO-2 Professional Office District with conditions. The conditions require the owner/applicant to submit a site plan for review and approval in accordance with the Code prior to development of the property for professional offices.
  - b. On October 28, 1997, Rezoning Petition No. 5185 was approved to rezone parcel 13 25 16 0020 00000 0024 from E-R Estate-Residential District to PO-2 Professional Office District with conditions. The rezoning conditions were contingent upon the property being used together with the adjacent property (Rezoning No. 5186) located to the south and required the owner/applicant to submit a site plan for review and approval in accordance with the Code prior to development of the property for professional offices.
  - c. On October 28, 1997, Rezoning Petition No. 5186 was approved to rezone parcels 13 25 16 0020 00000 0022 and 13 25 16 0020 00000 0020 from E-R Estate-Residential to PO-2 Professional Office District with conditions. The rezoning conditions were contingent upon the property being used together with the adjacent property (Rezoning No. 5185) located to the north and required the owner/applicant to submit a site plan for review and approval in accordance with the Code prior to development of the property

for professional offices.

10. On July 28, 1998, the BCC approved a similar action, Petition No. 5293, to rezone parcel 14 25 16 0020 00000 0011 from E-R Estate-Residential District to a C-1 Neighborhood Commercial District with conditions for a parcel located approximately 165 feet west of the subject request on the west side of Little Road. The conditions prohibited the sale and consumption of alcohol on site and required exterior lighting to be directed onto the subject property and not shine on adjacent properties.
11. The subject application was submitted for review by the Natural Resources Division, and the following comments were received:
  - a. If, during construction activities, any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
  - b. A preliminary wildlife survey was provided. This survey shall be provided at the time of first site plan submittal. Natural Resources will verify the survey and condition the approval memo at that time.
12. The subject application was submitted for review by the Planning, Development and Economic Growth Department for consistency with the Comprehensive Plan, and the following comments were received:
  - a. The proposed rezoning has a corresponding subarea, POLICY FLU 7.1.26: Little Road Plan Amendment, with the following requirements:

The Little Road Subarea is identified on Future Land Use Subarea Map 2-9(26), established by Policy FLU 7.1.26. The subarea shall be zoned as Small-Scale C-1

Neighborhood Commercial Uses, consistent with the Comprehensive Plan definition for Small-Scale Neighborhood Commercial. The following commercial uses will not be allowed to occupy or be developed on the Property pursuant to Subarea Policy FLU 7.1.26 Little Road Plan Amendment: Gas Station, Car Wash and Self -Storage Facilities.

13. On January 8, 2025, a Timing and Phasing Analysis (T&P-2024-00094) for the proposed development was performed by the applicant's consultant, Grid Engineering, and approved by County staff. Access Management Analysis shall be performed at the time of Preliminary Site Plan or Preliminary Development Plan, if applicable.
14. Jasmine Boulevard meets minimum County standards, so it is recognized as a standard road and was determined to be exempt from Substandard Roadway Analysis (SSRRA-2024-00284).
15. The subject rezoning shall not take effect until the deed restriction referenced in Finding of Fact Number 2 is recorded and delivered to the County.
16. The LDC, Section 403, requires that owners/applicants submit a preliminary site plan or preliminary development plan, as applicable, for review and approval prior to the development or redevelopment of the property.
17. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.1.E, Zoning Amendments, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting, this 17<sup>th</sup> day of June 2025, that the zoning classification of the following described real property is hereby changed from a PO-2 Professional Office District to a C-1 Neighborhood Commercial District effective upon the recordation and delivery to the County the deed restrictions to the property referenced in Finding of Fact No. 2.

See Description on Exhibit A Attached

**DONE AND RESOLVED** this 17<sup>th</sup> day of June 2025

(SEAL)

ATTES

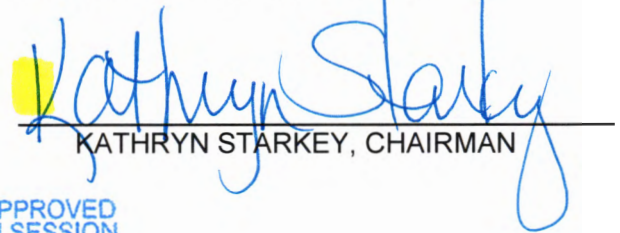


BOARD OF COUNTY COMMISSIONERS  
ORGANIZED  
JUNE 2nd  
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*Nikke Alvarez-Sowle, D.C.*

NIKKE ALVAREZ-SOWLE, ESQ  
PASCO COUNTY CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA



KATHRYN STARKEY, CHAIRMAN

APPROVED  
IN SESSION

JUN 17 2025  
PASCO COUNTY  
BCC