

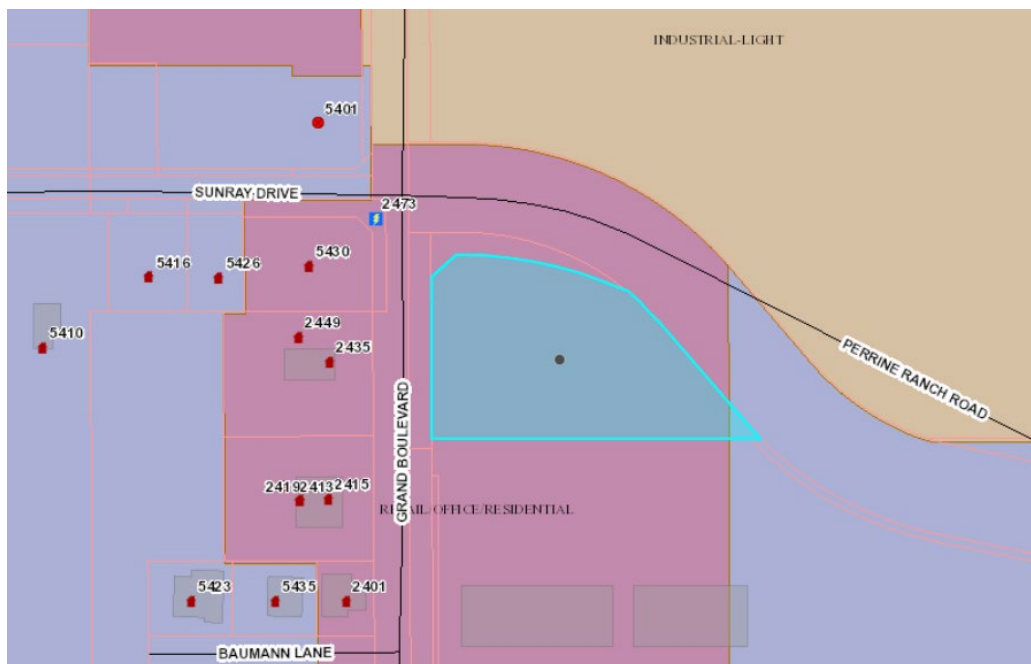
January 14, 2022

Barbara Wilhite, PA
6327 Grand Blvd
New Port Richey, FL 34652

RE: COMPPL-2022-00001 - Comprehensive Plan Determination (RZ-7583)

Dear Mrs. Wilhite:

The Planning and Development Department analyzed Parcel ID 29-26-16-0010-03900-0000 to determine the appropriate extent of the current ROR (Retail/Office/Residential) Future Land Use (FLU) Classification delineation and the intent of ROR FLU in this area. The subject property is approx. 1.76 acres and located at the southeast corner of Grand Blvd and Perrine Ranch Road within the West Market Area (WMA). According to the County's GIS database as indicated on Pasco Mapper, which depicts the official FLU Map, the following land use classification(s) are on this parcel:



FLU Classification(s)	Approx. Acreage
ROR (Retail/Office/Residential)	1.74
RES-9 (Residential-9 du/ga)	.02

PLANNING AND DEVELOPMENT – BUSINESS MANAGEMENT

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

The applicant is seeking a determination to validate whether the original intent of the ROR FLU delineation was to follow the property line of this parcel and include the .02 acres, which is currently depicted with a RES-9 FLU classification, within the ROR FLU area.

Pursuant to the interpretation of Section FLU A-3 Interpretation of Comprehensive Plan Boundaries of the adopted 2025 Pasco County Comprehensive Plan which states:

"1. Whenever possible, Comprehensive Plan boundaries shall be interpreted as coinciding with manmade boundaries, such as rights-of-way lines, property lines, section lines, or with natural boundaries such as water bodies. In the event that any Comprehensive Plan boundary shown on the official Future Land Use Map (see Policy FLU 1.1.1 for a full listing of this series) cannot be determined to coincide with any such boundary, the affected party may request an official interpretation from the Pasco County Administrator or his/her designee. Decisions of the Pasco County Administrator or his/her designee may be appealed to the Board of County Commissioners whose decision shall be final."

Based on this Policy and researching the dynamics of this property prior to the adoption of the Comprehensive Plan, it is my administrative finding that the FLU Map incorrectly delineated the ROR FLU Classification on this property, arbitrarily crossing it, and should have respected the parcel's property lines. It is therefore also my determination that the portions of the subject property depicting RES-9 FLU be corrected and designated with the ROR FLU Classification with the intent to follow the existing property lines.

Should you have any questions, please contact Amy E. Hyler, Senior Planner, ahyler@pascocountyfl.net or 727-847-8140 x 8861.

Sincerely,

Nectarios C. Pittos, AICP
Planning and Development Director

NCP/AEH

cc: Jeremy Edwards, GIS Manager
Denise Hernandez, Zoning Administrator
Roberto Becerril, Assistant Planning and Development Director
Brad Tippin, Current Planning Manager
Jeffrey Jenkins, Executive Planner