

**RESOLUTION CHANGING ZONING CLASSIFICATION OF
PROPERTY DESCRIBED IN APPLICATION NO. 7839 FROM A
A-C AGRICULTURAL DISTRICT TO A A-R AGRICULTURAL-
RESIDENTIAL DISTRICT**

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on January 14, 2025, on Rezoning Application No. 7839; 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 Commission and the recommendation of the County staff and does hereby adopt the following findings of fact:

FINDINGS OF FACT:

1. The subject site consists of agricultural pursuits on approximately 6 acres. The applicant proposes to split 6.03 acres from the approximately 20 acre parcel to develop the 6-acre portion of the property with a single-family home in conformance with the A-R Agricultural-Residential District standards for development.
2. The Applicant has provided the following narrative:

The applicant, Ms. Sarah Jones, requests to rezone a portion of her property located at 16736 Powerline Road in Dade City, Florida from AC to AR and to split her parent parcel into 2 lots.

The parent parcel (14.91 acres) will be kept under the applicant's ownership, will remain zoned AC, and will continue to be used for the farming operations. The applicant has future plans to

build a single-family home on her parent parcel. There is currently no home located on the

parent parcel (14.91 acres). The second parcel (6.03 acres) will be split and sold off for another single-family home to be constructed on. The applicant requests to rezone the second 6.03 acre parcel from

AC to AR to allow the split to take place.

The Applicant refers in their narrative to the 14.91 acre parcel remaining after the split as the “parent parcel”. However, pursuant to the Land Development Code (LDC) Appendix A – Definitions, the “parent parcel” is the original parcel of approximately 20 acres (15-24-21-0000-01400-0000) that existed prior to the split.

3. Access to the property is from Powerline Road, a County-maintained collector road with approximately 50 feet of right-of-way.
4. The subject site is located adjacent to the conceptually planned trail segment in the name of “Powerline Road Trail,” located along Powerline Road, and the conceptually planned trail segment in the name of “Northern Seaboard Line Trail,” located along the east property boundary.
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 residential and agricultural pursuits development.
7. The subject area has a Future Land Use (FLU) classification of RES-1 (Residential-1 du/ga) under the Comprehensive Plan.
8. The subject site is within the North Market and Northeast Rural Area and is outside of the Urban Service Area.
9. The Board of County Commissioners (BCC) has approved the following similar actions in the surrounding area as follows:
 - a. On June 15, 1993, Petition No. 4639 from a A-C Agricultural District to a A-R Agricultural-Residential District with conditions, for a parcel located approximately 240 feet north of the subject request.
 - b. On July 18, 1995, Petition No. 4884 from a A-C Agricultural District to a A-R Agricultural-Residential District with conditions, for a parcel located approximately 725 feet north of the subject request.
10. 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. According to the Pasco County Land Development Code Section 803.1, a detailed wildlife survey shall be conducted to identify any plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) or the United States Fish and Wildlife Service (USFWS). Species specific surveys may be required depending on the preliminary survey results. The survey shall be submitted with the Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first.

11. The subject application was submitted for review by the Planning, Development and Economic Growth Department (Planning Services), and the following comments were received.

- a. The proposed rezoning to A-R is consistent with the existing RES-1 FLU.

12. On April 9, 2024, the applicant met with staff for a pre-application meeting to discuss the requirements of the subject rezoning and/or associated preliminary site plan or preliminary development plan review (PREAPP-2024-00093).

13. On November 10, 2024, the applicants held a neighborhood meeting, in accordance with the provisions of the LDC Section 305.

14. On June 18, 2024, the subject request was found to be exempt from Timing and Phasing T&P-2024-00054) as the highest and best use of the proposed Zoning District would result in a gross trip increase of less than 50 peak hour trips a.m. or p.m., whichever is higher. Access Management Analysis shall be performed at the time of Preliminary Site Plan, or Preliminary Development Plan, if applicable.

15. Powerline Road meets minimum County standards, so it is recognized as a standard road and was determined to be exempt from Substandard Roadway Analysis (SSRRA-2024-00162).

16. On May 3, 2022, the BCC adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan, necessitating the preservation of right-of-way along certain roadways. The tables require a corridor preservation width of 114 feet for Powerline Road for future road improvements.
17. Subject to the LDC, Section 901.2.I (Transportation-Corridor Management; Dedication-Rough Proportionality), the owner/applicant, may be required to convey, at no cost to Pasco County, the amount of right-of-way needed to achieve 57 feet from the centerline of Powerline Road. The required width is based on the Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements.
18. The LDC, Section 403, may require 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.
19. 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 14th day of January 2025, that the zoning classification of the following described real property is hereby changed from a A-C Agricultural District to a A-R Agricultural-Residential District.

See Description on Exhibit A Attached

DONE AND RESOLVED this 14th day of January 2025

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

KATHRYN STARKEY, CHAIRMAN