

The Land Development Code Amendment

Phase 1 Summary

- The amended Code focuses on
 - Clarifying language
 - Reducing duplication
 - Minimizing process for process sake
 - **Allowing staff to make decisions without asking “mother may I”**
 - Permitting applicants to use creativity

- First, affordable housing and other projects such as economic development projects and Green building projects have been explicitly identified for priority processing. This is from Chapter 300 of the Code:

It is the policy of Pasco County to expedite the review of applications for affordable housing projects, projects within the Urban Concentration Area, LEEDs projects and projects approved by the Pasco Economic Development Council as targeted industry projects. In all cases, every effort will be made to expedite those projects using a shared, agreed upon time frame where the responsibilities and timeframes for both the County and applicant are mutually agreed upon. Table 303-4 identifies the timelines for several types of applications.

TABLE 303-4

Timelines for Expedited Plan Reviews

Plan Type	Expedited Review Time	Nonexpedited Review Time	Time Saved
PSP	20 Days	45 Days	25 Days
Simultaneous Plans	20 Days	45 Days	25 Days
Resubmittals	10 Days PSP; 15 Days Others	21 Days	6-11 Days

Time commences when an application is accepted.

In cases where there is not a specific timeframe identified - mutually agreeable schedule.

- Additionally, this has been a significant effort to:

- Put like items with like
- Arrange the Code in a manner that is intuitive
- Be clear in what we mean
- **Use universally accepted terms - Preliminary Development Plan as opposed to “Pasco Speak” Class III U**
- Specifically
 - Site plans do not need to go to DRC
 - Currently DRC reviews and approves all but the smallest plan. And is notified of all the others.
 - Administrative variances and alternative standards that do not go to DRC reduce costs- no public hearing and quicker decision.
 - **Hearings for Comprehensive Plan Amendments - 2 instead of 3 before transmittal**
 - **MPUD - only DRC and BCC - not DRC, PC and BCC**
 - **Citizen involvement early - so does not blow up at end**
 - Additional flexibility in the sign code and new category of signs for signs internal to residential development.
 - **Tree surveys not as onerous (don't need to survey five inch to 9 inch DBH trees)**
 - Retrofit landscaping requirements - can incrementally come into compliance