

Potential Work Tasks

1. MUTRM – Mixed Use Trip Reduction Measures

Clarify, standardize and codify the policies, procedures and practices currently associated with the Mixed Use Trip Reduction Measures (MUTRM) option mechanism that allows increased development when proven trip reducing development land use forms, mixes and densities are used.

2. TND – Traditional Neighborhood Development

Determine what impediments exist, or are perceived to exist, that have caused the very limited use of Section 601, “Traditional Neighborhood Development” of the Land Development Code. Address the need to modify or substantially re-write Section 601 such that we have a mechanism that properly balances the desire to use its provisions with the incentives the County is willing to put in place.

3. Commercial Development Standards

Examine sections of the Land Development Code that regulate the physical form of Pasco’s commercial development products with the intent of structuring amendments, such that all requirements are both necessary to accomplish the County’s vision for its commercial development and cost effective to ensure that we are not placing Pasco County at a competitive disadvantage within the Region.

4. Transit Oriented Development (TOD)

Create Transit Oriented Development (TOD) specific criteria and standards consistent with the Comprehensive Plan and integrate these within the Land Development Code.

5. Land Development Code – Cost Efficient, Compact, Walkable Consistency Review

Review all sections of the Land Development Code to ensure that existing provisions promote and permit, to the most extent practical, the implementation of “Cost-Efficient, Compact, and Walkable Neighborhoods, Communities and Places.”

6. EC-MPUD Standards (Employment Center)

Review and amend as necessary the “EC-MPUD Standards” – LDC Section 522.5 to be more user-friendly and to better encompass all six policies contained within Policy FLU 1.8.8: EMPLOYMENT CENTER PURPOSE, of the Comprehensive Plan.

7. Development Intensity Nodes along the SR 54/56 Corridor

Explore the assets and liabilities associated with the designation of density/intensity differentiation based upon proximity to major north-south gateway locations and uniqueness of land-based development potential (i.e. “Super Development Districts”).