



LDC Amendment 16-Horizontal Roundtable / Interested Parties Meeting
April 13, 2016
West Pasco Government Center
BCC Board Room
2:30 PM – 4:00 PM

On April 13th, 2016, after the Planning Commission Meeting (at approximately 2:30 p.m.) we will be convening a Horizontal Roundtable and LDC Interested Parties Meeting to present the proposed Minor Fixes to the LDC (LDC Amendment 16 – Minor Fixes). This meeting will occur in the BCC Board Room at the West Pasco Government Center. These amendments are scheduled on the following track:

- Local Planning Agency (DRC serving as LPA) 4/28/16 1:30 PM West Pasco Government Center Board Room
- Board of County Commissioners (First Hearing) 5/24/16 1:30PM West Pasco Government Center Board Room
- Board of County Commissioners (Adoption) 6/7/16 1:30 PM Historic Pasco County Courthouse Dade City

Below is a table which specifies which amendments have been assigned to you:

Issue/Reason	Lead/Sponsor	Code Policy to Modify
Striking out the Large and Small in LDC Table 303-2 – Across the board timeframe 45 days	Corelynn Burns	Table 303-2
Include notice to neighborhood organizations registered with Pasco County	David Goldstein	304.2.B Public Notice Mailed; 305.2.B Coordination and Notice
Addition of Posting and clarification of LDC section for public notice mailing and posting	Corelynn Burns/Denise Hernandez	306.2.A General Requirements – Neighborhood Notice
Video Taping of Storm Sewer Systems	Nicki Spirtos	New Section 309.3 Storm Water Systems Inspections
Clarify that extensions beyond original BCC MPUD approval are substantial modifications – with the exception of extensions authorized by the State of Florida	Denise Hernandez	402.2.M.1 Time Limit on Approval
Adding to list of Substantial Modification - Extensions to MPUD approval other than extensions authorized by the State of Florida	Denise Hernandez	402.2.N.1.o Modifications
Add Submittal Requirements to Conditional Use	Denise Hernandez	402.3.C Conditional Use - Submittal Requirements

Add Submittal Requirements to Special Exceptions	Denise Hernandez	402.4.3C Special Exception - Submittal Requirements
Scrivener's error - should be North American Vertical Datum	Denise Hernandez	403.1.B.4.g Existing Site Information Shown on Plan
Clarify requirements for a preliminary habitat assessment and requirement for updated surveys if activity ceases for 12 or more months.	Keith Wiley	403.1.B.6.a Studies and Other Required Submittals
Add Mass Grading Plan as an effect of approval of a Preliminary Development Plan (PDP-R)	Corelynn Burns	403.1.E.1 Effect of Approval
Clarifying extension requests: allowing application for 2 additional 2 year extensions to the DRC beyond initial 2 one year extensions - establishing criteria	Corelynn Burns & David Goldstein	403.1.F.4 Time Limit on Approval PDP-R
Scrivener's error - should be North American Vertical Datum	Denise Hernandez	403.2.B.4.g Existing Site Information Shown on Plan
Clarify requirements for a preliminary habitat assessment and requirement for updated surveys if activity ceases for 12 or more months	Keith Wiley	403.2.B.6.a Studies and Other Required Submittals
Clarifying extension requests: allowing application for 2 additional 2 year extensions to the DRC beyond initial 2 one year extensions - establishing criteria	Corelynn Burns and David Goldstein	403.2.F.4 Time Limit on Approval
Clarify requirements for a preliminary habitat assessment and requirement for updated surveys if activity ceases for 12 or more months	Keith Wiley	403.3.B.6.a Studies and Other Required Submittals
Clarifying extension requests: allowing application for 2 additional 2 year extensions to the DRC beyond initial 2 one year extensions - establishing criteria	Corelynn Burns and David Goldstein	403.3.F.2 Time Limit on Approval
Sections 403.4.F and Sections 403.7.E Effect of Approval were Transposed. Scrivener's Error	Corelynn Burns	403.4.F Effect of Approval
Sections 403.4.F and Sections 403.7.E Effect of Approval were Transposed. Scrivener's Error	Corelynn Burns	403.7.E Effect of Approvals

Allow developers to select locations for model centers	Corelynn Burns	406.6 Model Centers
To incorporate other commercial land uses (COM and PD) that were not contemplated in the Pre-Restated LDC for new or pre-owned vehicle sales and leasing	Denise Hernandez	526.2.A.3 Permitted Uses
Removal of Section and Cross-Reference to 901.6 Street Design	Corelynn Burns	707.G Streets
Expiration of bona fide agricultural exemption once a PSP or PDP application is submitted	Denise Hernandez and Corelynn Burns	802.3.A.9 Tree Removal; Permits Required
Inserting the term “protected” plant and animal species by the FFWCC and USFWS.	Keith Wiley	803 Listed Species
Increase exemption threshold to 50 peak hour trips (from 100 daily) based on limited impact caused by this size project. These projects are still subject to substandard roads. Also modifies turn lane requirements based on the County’s vision.	Jennifer Carpenter	901.3 Access Management
Slope Easements	Nicki Spirtos	901.6 Street Design and Dedication
Interconnect Requirement	Jennifer Carpenter	901.6.D.11
Language to require the installation of LED lights for street lighting in residential developments.	Robert Sigmund	901.11 Street Lighting
Increase exemption threshold to 50 peak hour trips (from 100 daily) based on limited impact caused by this size project. These projects are still subject to substandard roads.	Jennifer Carpenter	901.12 Transportation Analysis
Language not carried over from the Pre-Restated LDC “to the greatest extent practical”	Corelynn Burns	905.2 Landscaping
Modification to Multifamily Parking Standards	Corelynn Burns and Ernest Monaco	907.1 On-Site Parking
These changes expand on the existing code to be more comprehensive in what it applies to so there is no ambiguity as to whether specific nonconformities are included. It also allows other State agencies that are exercising eminent domain to apply for permits or approvals supporting the nonconforming use so they can mitigate damage claims presented by the property owner. It also specifically makes the protection apply to pre suit acquisitions done under the threat of eminent	Jack Gutman	1200 Nonconformities



domain and the protection is not limited to instances where a lawsuit is filed.		
Scrivener’s Error in the fee for single-family detached. Should be \$2,640 (plus admin fee) total of \$2,766	Denise Hernandez	1302.3 School Impact Fees

The above-listed proposed amendments can be found at the following link:

[Land Development Code Amendment Page](#)

Please go to:

- ✓ Working Amendments
- ✓ LDC Amendment 16

<http://www.pascocountyfl.net/index.aspx?NID=2357>

1. **Decorative Street Signs** - (Mike Bunk/ David Skrelunas) – Staff prepared a draft License and Maintenance Agreement. Consultants to provide supporting documentation to deviate or as an alternative option from the MUTCD Manual on specifications for the Street Sign coloring scheme.

2. **Typical Roadway Section and Right-of-Way Width Requirement** – (Ahsan Khalil / Jennifer Carpenter / Joaquin A. Servia) – Progress update.

3. **Pasco County Utilities Department** – (Charles Cullen / Joaquin Servia) – Introduction of new staff and development review procedures update.

**Next Horizontal Round Table Meeting is scheduled for May 11, 2016
 In the Staff Development Room at the West Pasco Government Center
 “Bringing Opportunities Home”
 “Pasco County—Florida's premier county”*