

Pasco Land Development Code Survey

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1. Land Development Code Survey

WE WANT TO HEAR FROM YOU!

The Board of County Commissioners have directed staff, in conjunction with the County Attorney's Office to re-write the County's LDC. Please answer this survey to help us determine the types of problems being encountered with the implementation of our current regulations. We need your help and involvement in identifying the problems and proposing solutions. Our goal is a streamlined and manageable Land Development Code that will make all our lives easier. Thank you for taking the time away from your busy schedules to work on this request. Please complete the survey by August 1, 2008.

NOTE: Please complete the survey within a 20 minute time frame to prevent time out during the survey.

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1. Select the capacity in which you have used the LDC:

Select the capacity in which you have used the LDC:

If Other selected (please specify)

*

2. Overall, how satisfied or dissatisfied are you with the LDC?

Overall, how satisfied or dissatisfied are you with the LDC?

*

3. State how long you have used the LDC:

State how long you have used the LDC:

*

4. How often do you consult the code?

How often do you consult the code?

5. Rank the provisions or features of the LDC that you have used from most frequently to not at all.

		Very Frequently	Frequently	Occasionally	Never
Use Charts	<input type="checkbox"/> Rank the provisions or features of the LDC that you have used from most frequently to not at all. Use Charts Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage	<input type="checkbox"/> Signage Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Illustrations	<input type="checkbox"/> Illustrations Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Provisions (Art. 100)	<input type="checkbox"/> General Provisions (Art. 100) Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Definitions (Art. 200)	<input type="checkbox"/> Definitions (Art. 200) Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Administration and Enforcement (Art. 300)	<input type="checkbox"/> Administration and Enforcement (Art. 300) Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development Review Procedures (Sec. 306)	<input type="checkbox"/> Development Review Procedures (Sec. 306) Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Variance/Alternative Standards Procedures (Sec. 316)	<input type="checkbox"/> Variance/Alternative Standards Procedures (Sec. 316) Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeals (Sec. 317)	<input type="checkbox"/> Appeals (Sec. 317) Very Frequently	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/> Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Very Frequently	Frequently	Occasionally	Never
Corridor Management (Sec. 319)	Corridor Management (Sec. 319) Very Frequently	Frequently	Occasionally	Never
Consistency Determinations and Concurrency Mgmt. System (Art. 400)	<input checked="" type="checkbox"/> Consistency Determinations and Concurrency Mgmt. System (Art. 400) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Development Agreements (Sec. 403)	<input checked="" type="checkbox"/> Development Agreements (Sec. 403) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Zoning (Art. 500)	<input checked="" type="checkbox"/> Zoning (Art. 500) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Nonconforming Provisions (Sec. 531)	<input checked="" type="checkbox"/> Nonconforming Provisions (Sec. 531) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Land Development Standards (Art. 600)	<input checked="" type="checkbox"/> Land Development Standards (Art. 600) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Use Matrices and notes (Art. 600)	<input checked="" type="checkbox"/> Use Matrices and notes (Art. 600) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Subdivision Design Standards (Sec. 610)	<input checked="" type="checkbox"/> Subdivision Design Standards (Sec. 610) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Groundwater Protection (Sec. 612)	<input checked="" type="checkbox"/> Groundwater Protection (Sec. 612) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Commercial Design Standards (Sec. 613)	<input checked="" type="checkbox"/> Commercial Design Standards	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never

	Very Frequently	Frequently	Occasionally	Never
	(Sec. 613) Very Frequently			
Off-street Parking, Loading, and Unloading Regulations (Sec. 613)	<input checked="" type="checkbox"/> Off-street Parking, Loading, and Unloading Regulations (Sec. 613) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Large Scale, Commercial-Retail Design Standards (Sec. 617)	<input checked="" type="checkbox"/> Large Scale, Commercial-Retail Design Standards (Sec. 617) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Access Management Regulations (Sec. 618)	<input checked="" type="checkbox"/> Access Management Regulations (Sec. 618) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Standards for Site with Special Characteristics (Art. 700)	<input checked="" type="checkbox"/> Standards for Site with Special Characteristics (Art. 700) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Environmentally Sensitive Lands (Sec. 702)	<input checked="" type="checkbox"/> Environmentally Sensitive Lands (Sec. 702) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Traditional Neighborhood Development (Art. 800)	<input checked="" type="checkbox"/> Traditional Neighborhood Development (Art. 800) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Penalties and Fees (Art. 900)	<input checked="" type="checkbox"/> Penalties and Fees (Art. 900) Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Others, Please list	<input checked="" type="checkbox"/> Others, Please list Very Frequently	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never

If Others (please specify)

6. Rank how often you refer to the following provisions of the Code of Ordinances

		Very Frequently	Frequently	Occasionally	Never
Chapter 1 General Provisions	Rank how often you refer to the following provisions of the Code of Ordinances Chapter 1 General Provisions Very Frequently	<input type="checkbox"/>	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Chapter 10 Amusements and Entertainments	Chapter 10 Amusements and Entertainments Very Frequently	<input type="checkbox"/>	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Chapter 18 Building Regulations	Chapter 18 Building Regulations Very Frequently	<input type="checkbox"/>	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Chapter 26 Art. 2 Utility Installation in Public Rights of Ways	Chapter 26 Art. 2 Utility Installation in Public Rights of Ways Very Frequently	<input type="checkbox"/>	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Chapter 27 Communications Facilities in the Public Rights of Ways	Chapter 27 Communications Facilities in the Public Rights of Ways Very Frequently	<input type="checkbox"/>	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never
Chapter 46 Fire Prevention and Protection, Article 1, In General and Article II Fire Hydrants; Fire	Chapter 46 Fire Prevention and Protection, Article 1, In General and Article II Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/> Frequently	<input checked="" type="checkbox"/> Occasionally	<input checked="" type="checkbox"/> Never

		Very Frequently	Frequently	Occasionally	Never
Protection Water Systems	Hydrants; Fire Protection Water Systems Very Frequently				
Chapter 62 Natural Resources	<input checked="" type="checkbox"/> Chapter 62 Natural Resources Very Frequently	<input type="checkbox"/> Frequently	<input type="checkbox"/> Occasionally	<input type="checkbox"/> Never	
Chapter 66 Offenses and Miscellaneous Provisions	<input checked="" type="checkbox"/> Chapter 66 Offenses and Miscellaneous Provisions Very Frequently	<input type="checkbox"/> Frequently	<input type="checkbox"/> Occasionally	<input type="checkbox"/> Never	
Chapter 78 Planning and Development (Impact Fees)	<input checked="" type="checkbox"/> Chapter 78 Planning and Development (Impact Fees) Very Frequently	<input type="checkbox"/> Frequently	<input type="checkbox"/> Occasionally	<input type="checkbox"/> Never	
Chapter 110 Utilities	<input checked="" type="checkbox"/> Chapter 110 Utilities Very Frequently	<input type="checkbox"/> Frequently	<input type="checkbox"/> Occasionally	<input type="checkbox"/> Never	
Chapter 114 Waterways	<input checked="" type="checkbox"/> Chapter 114 Waterways Very Frequently	<input type="checkbox"/> Frequently	<input type="checkbox"/> Occasionally	<input type="checkbox"/> Never	
Chapter 210 Art. 2 Fences required around junkyards, etc.	<input checked="" type="checkbox"/> Chapter 210 Art. 2 Fences required around junkyards, etc. Very Frequently	<input type="checkbox"/> Frequently	<input type="checkbox"/> Occasionally	<input type="checkbox"/> Never	
Chapter 246 Waterways Protection of Certain Lakes	<input checked="" type="checkbox"/> Chapter 246 Waterways Protection of Certain Lakes Very Frequently	<input type="checkbox"/> Frequently	<input type="checkbox"/> Occasionally	<input type="checkbox"/> Never	

7. Identify those sections of the current LDC that are successful in implementing the vision of the County's Comprehensive Plan.

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8. Identify those sections of the LDC that are adaptable to site-specific conditions and changing industry standards while upholding basic objectives.

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9. Identify those standards of the LDC that are clear enough to produce predictable results and reduce uncertainty for developers.

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10. Identify those sections of the LDC that are easy to use and clearly understandable to those who use it most.

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11. Identify those sections of the LDC that reflect an appropriate level of regulation by the County.

Identify those sections of the LDC that reflect an appropriate level of regulation by the County.

12. Identify those sections of the LDC that do not present conflicts or misunderstandings arise from your use of the current LDC.

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13. Please select those Articles of the LDC that, in your experience cause conflicts or misunderstandings most frequently.

Please select those Articles of the LDC that, in your experience cause conflicts or misunderstandings most frequently. Article 100 (General Provisions):

- Article 200 (Definitions):
- Article 300 (Administration & Enforcement):
- Article 400 (Consistency Determinations & Concurrency):
- Article 500 (Zoning Standards)
- Article 600 (Land Development Standards)
- Article 700 (Standards for Site with Special Characteristics)
- Article 800 (Traditional Neighborhood Development)
- Article 900 (Penalties and Fees)

Please explain why for each article and specify the section:

14. Please list any suggestions you may have for expediting the development process and/or removing uncertainties.

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15. Other comments regarding the current LDC (e.g. strengths, weakness, areas in which you would like to see improvement.)

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16. If you have used any other LDC, which one have you found the most user-friendly?

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17. Please provide any comments and recommendations to improve this survey

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Done