

Proposed Table of Contents for Revised Land Development Code

The new Land Development Code for Pasco County should be a unified code with co-mingled regulations. The following outline is proposed as a method to effectively integrate these regulations, but also to ensure that they are adequately separated to meet State law requirements. This outline is also proposed to serve as the Table of Contents for the Land Development Code as rewritten.

Chapter 1 - General Provisions

- Division 1 – Title
- Division 2 – Authority and Purpose
- Division 3 – Applicability
- Division 4 – Consistency with Comprehensive Plan
- Division 5 – Coordination with Other Regulations
- Division 6 – Development Approvals
- Division 7 – Provisions of the LDC Declared to be Minimum or Maximum Requirements

Chapter 2 – Definitions

Chapter 3 – Administrative Agencies

September 17 2008 MTG - Proposed Table of Contents for Revised LDC.doc

- Division 1 – Generally Overview
- Division 2 – Board of County Commissioners
- Division 3 – Planning Commission
- Division 4 – Development Review Committee
- Division 5 – County Staff
- Division 6 – Other Boards and Committees
- Division 7 – Special Districts (CDD, R&B)

Chapter 4 – Procedures

- Division 1 – Universal General Procedures
 - Section 1 – Administrative Operating Procedures
 - Section 2 – Notice Requirements
 - Section 3 – Public Hearings
 - Section 4 – Continuances
 - Section 5 – Tie Votes
 - Section 6 – Post-Decision Procedures
 - Section 7 – Expiration, Extension and Reinstatement
 - Section 8 – Enforcement and Revocation of Permits
 - Section 9 – Enforcement Procedures
- Division 2 – Comprehensive Plan Procedures
- Division 3 – Zoning Procedures
 - Section 1 – Rezoning
 - Section 2 – Master Planned Unit Development
 - Section 3 – Planned Development
 - Section 4 - Conditional Use
 - Section 5 – Special Exception
- Division 4 – Development Plan Procedures
 - Section 1 - Conceptual Plans
 - Section 2 – School Sites
 - Section 3 – Power Substations
 - Section 4 - Class I Plans
 - Section 5 - Class II Plans

- Section 6 - Class III Urban Plans
 - Section 7 - Class III Minor Rural Subdivision Plans
 - Section 8 - Class III Limited Family Subdivision Plans
 - Section 9 - Land Excavation
 - Section 10- Right of Way Use Permits
- Division 5 – Other Permits Procedures
 - Division 6 – Inspection Procedures
 - Division 7 – Bonding Procedures
 - Division 28 – Relief Procedures
 - Section 1- Appeals
 - Section 2 – Variances
 - Section 3 – Alternative Standards
 - Section 4 – Petition for Waivers
 - Section 5 – Application Deviations
 - Section 6 – Conflict Zonings

Chapter 5 – Relationship to the Comprehensive Plan

- Division 1 – Consistency and Compatibility
 - Section 1 - Allowable Zonings within Land Use Designation (table)
 - Section 2 – Consistency with Existing Patterns of Development and Transition Zones
 - Section 3 – Development Plans
 - Section 4 - Schools
 - Section 5 – Public/Semi-public
- Division 2 – Concurrency
 - Section 1 – General
 - Section 2 – Transportation Facilities
 - Section 3 – Mass Transit
 - Section 4 - Drainage
 - Section 5 – Potable Water
 - Section 6 – Sanitary Sewage

- Section 7 – Solid Waste
- Section 8 – Parks and Recreation
- Section 9 -- Schools
- Section 10 – Storm Event Evacuation

Chapter 6 – Zoning

- Division 1 - Zoning Procedures
 - Section 1 – Rezoning
 - Section 2 – Master Planned Unit Development
 - Section 3 – Planned Development
 - Section 4 – Conditional Use
 - Section 5 – Special Exception
- Division 21 – Zoning Regulations
 - Section 1 - General Requirements
 - Section 2 – Establishment of Districts
 - Section 3 – Official Zoning Map
 - Section 4 – Zoning District Boundaries
- Division 32 – Zoning Districts and Standards
 - Section 1 – Zoning Districts Established
 - Section 2 – Agricultural
 - Section 3 – Residential
 - Section 4 – Multifamily
 - Section 5 – Professional Office
 - Section 6 – Commercial
 - Section 7 – Industrial
 - Section 8 – Master Unit Planned Developments
 - Part 1 – Employment Centers
 - Part 2 – Conservation Subdivisions
 - Part 3 – Planned Developments
- Division 43 – Use Regulations
 - Section 1 – Interpretive Rules
 - Section 2 – Use Matrix (Table)
 - Section 3 – Accessory Uses and Structures

September 17 2008 MTG - Proposed Table of Contents for Revised LDC.doc

- Section 4 – Home Occupations
- Section 5 – Telecommunications Towers and Antennas
- Section 6 – Temporary Uses
- Section 7 – Short Term Rentals
- Division 4 – Compatibility (Table with yard area, setbacks, height, etc. requirements)
- Division 56 - Supplemental Use Standards
 - Section 1 - Area, Building & Height Regulations

Chapter 7 – Overlay Districts

- Division 1 – Traditional Neighborhood Development
- Division 2 - Redevelopment
 - Section 1- Trilby, LaCoochee and TrilaCoochee
 - Section 2- Brownfields
- Division 3 – Rural Areas
 - Section 1- Northeast
 - Section 2- Rural Transition Area
 - Section 3- Rural Character Area
 - Section 4- Rural Neighborhood Protection Area
- Division 4 – Scenic Corridors
 - Section 1- Suncoast Parkway
 - Section 2- SR 52
- Division 5- Community Plans
 - Section 1 - Pasadena Hills
 - Section 1- Land O'Lakes
 - Section 2- Wesley Chapel
- Division 6- Historic Preservation
- Division 7- Commercial Corridors
 - Section 1- SR 54/56
 - Section 2- US 19
 - Section 3- US 301
- Division 8- Commercial Districts

- Section 1- Town Centers
- Section 2- Employment Centers

Chapter 8 - Site Development

- Division 1 - Development Plan Procedures
 - Section 1 - Conceptual Plans
 - Section 2 – School Sites
 - Section 3 – Power Substations
 - Section 4 - Class I Plans
 - Section 5 - Class II Plans
 - Section 6 - Class III Urban Plans
 - Section 7 - Class III Minor Rural Subdivision Plans
 - Section 8 - Class III Limited Family Subdivision Plans
 - Section 9 - Land Excavation
 - Section 10- Right of Way Use Permits
- Division 2 - Inspection Procedures & Requirements

Chapter 98 – Subdivision & Platting

Chapter 109 – Development Standards

- Division 1 – Natural and Historic Resources/Protection
 - Section 1 – General
 - Section 2 – Trees and Native Vegetation
 - Section 3 – Wildlife Habitat/Upland Protection
 - Section 4 – Critical Linkage
 - Section 5 – Wetlands
 - Section 6 – Surface Waters
 - Section 7 – Rivers
 - Section 8 – Seagrass Protection Zones
 - Section 9 – 100-Year Floodplains
 - Section 10 – Aquifer Recharge Areas (Water Supply)

- Section 11 – Wellfield Protection
- Section 12 – Wells and Septic Tanks
- Section 13 – Historic Structures and Sites
- Section 14 - Cemeteries
- Section 15 – Archaeological Resources
- Section 16 - Soils
- Division 2 – Infrastructure Standards
 - Section 1 – Transportation
 - Part 1 – Vision Roads
 - Part 2 – Transportation Corridor Management
 - Part 3 – Access Management
 - Part 4 – Street Design and Dedication Requirements
 - Part 5 - Trails
 - Part 6 – Bicycle Facilities
 - Part 7 – Pedestrian Facilities
 - Part 8 – Mass Transit Facilities
 - Part 9 – Transit Oriented Design
 - Part 10- Road and Bridge
 - Section 2 – Stormwater
 - Part 1 – Stormwater Requirements
 - Part 2 – Drainage Basins of Special Concern
 - Part 3 – Low Impact Development
 - Section 3 – Utilities
 - Part 1 – Potable Water Systems
 - Part 2 – Reclaimed Water Systems
 - Part 3 – Wastewater Systems
 - Part 4 - Other Utilities
 - Section 4 – Fire Protection
 - Section 5 - Reserved
- Division 3 – Greenspace Requirements and Standards
 - Section 1 – Trees
 - Section 2 – Buffering and Screening (Table)
 - Section 3 – Building Landscaping
 - Section 4 – Parks/Open Space

- Division 4 – Parking and Storage Standards
 - Section 1 – Outdoor Storage
 - Section 2 – Parking
 - Section 3 - Loading
 - Section 4 - Sustainability
- Division 5 – Building
- Division 6 - Land Excavation
 - Section 1 – Land Excavation
 - Section 2 – Mineral Extraction
 - Section 3 – Construction and Demolition Debris Disposal
 - Section 4 - Sludge Spreading

Chapter 101 – Supplemental Use Regulations

- Division 1 – Signs
- Division 2 – Lighting
- Division 3 – Building Design (orientation, large-scale)
- Division 4 – Gates, Fences and Walls
- Division 5 – Docks and Seawalls
- Division 6 – Structures over Waterbodies

Chapter 1211 – Special Development Standards

- Division 1 – Vehicle Dealerships
- Division 2 – Junkyards
- Division 3 – Short Term Rentals

Chapter 1312- Nonconforming Uses and Vested Rights

- Division 1 – Nonconforming Uses and Structure
 - Section 1 – Intent of Provisions
 - Section 2 – Classification of Nonconformities
 - Section 3 - Regulation of Nonconformities

September 17 2008 MTG - Proposed Table of Contents for Revised LDC.doc

- Division 2 – Vested Rights

Chapter 1413 – Impact Fees

- Division 1- Uniform Procedures
- Division 2-Transportation
- Division 3- School
- Division 4- Parks and Recreation
- Division 5- Library
- Division 6- Fire Combat and Rescue
- Division 7- Hurricane Mitigation
- Division 8- Utility
- Division 9 – Law Enforcement (RESERVED)

Chapter 1514- Repeal of Prior Provisions; Severability; Effective Date