

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

Chapter 2 – Definitions

Chapter 3 – Administrative Agencies

- Division 1 – Overview
- Division 2 – Board of County Commissioners
- Division 3 – Local Planning Agency

- Division 4 - Planning Commission
- Division 5 – Development Review Committee
- Division 6 – County Staff
- Division 7 - Special Magistrate (Reserved)

Chapter 4 – Procedures

- Division 1 – General Procedures
 - Section 1 – Administrative Operating Procedures
 - Section 2 – Interpretation Procedures
 - Section 3 – Notice Requirements
 - Section 4 – Public Hearings
 - Section 5 – Continuances
 - Section 6 – Tie Votes
 - Section 7 – Permit Required
 - Section 8 – Post-Decision Procedures
 - Section 9 – Expiration and Extension
 - Section 10 –Review and Revocation of Special Exceptions and Conditional Use Permits
 - Section 11 – Enforcement Procedures
- Division 2 – Comprehensive Plan Procedures
 - Section 1 – Comprehensive Plan Amendment – Large/Development of Regional Impact
 - Section 2 – Comprehensive Plan Amendment – Small
 - Section 3 – Comprehensive Plan Interpretation
 - Section 4 - Reserved
- Division 3 – Development of Regional Impact Procedures
- Division 4 - Development Agreements
- Division 5 – Zoning Procedures
 - Section 1 – Rezoning
 - Section 2 – Master Planned Based Zoning
 - Section 3 – Planned Development
 - Section 4 - Conditional Use
 - Section 5 – Special Exception

- Section 6 - Review and Revocation of Conditional Use and Special Exceptions
- Division 6 – Development Plan Procedures
 - Section 1 - Conceptual Plans
 - Section 2 – School Sites
 - Section 3 – Power Substations
 - Section 4 - Economic Development Plans
 - Section 5 - Affordable Housing
 - Section 6 - Green Development Plans
 - Section 7 - Class I Plans
 - ❖ Part I – Preliminary
 - ❖ Part II – Stormwater
 - ❖ Part III – Construction
 - ❖ Part IV - Simultaneous
 - Section 8 - Class II Plans
 - ❖ Part I – Preliminary
 - ❖ Part II – Stormwater
 - ❖ Part III – Construction
 - ❖ Part IV - Simultaneous
 - Section 9 - Class III Urban Plans
 - ❖ Part I – Preliminary
 - ❖ Part II – Stormwater
 - ❖ Part III – Construction
 - ❖ Part IV - Simultaneous
 - Section 10 - Class III Minor Rural Subdivision Plans
 - Section 11 - Class III Limited Family Subdivision Plans
 - Section 12 - Land Excavation
 - ❖ Part I – Land Excavation
 - ❖ Part II – Mineral Extraction
 - ❖ Part III – Construction and Demolition Debris Disposal
 - ❖ Part IV - Sludge Spreading
 - ❖ Part V - Yard Trash Facilities
 - Section 13 - Right of Way Use Permits
- Division 7 - Building Permit Procedures

- Division 8 - Economic Development Building Permit Procedures
- Division 9 - Affordable Housing Building Permit Procedures
- Division 10 - Green Building Permit Procedures
- Division 11 – Other Permits Procedures
 - Section 1 - Tree
 - Section 2 - Fill
 - Section 3 - Model Centers
 - Section 4 - Modifications
- Division 12 – Inspection Procedures
- Division 13 – Bonding Procedures
 - Section 1 - Assurances of Completion
 - Section 2 - Assurances of Maintenance
- Division 14 – 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 – Application of Comprehensive Plan Policies to Proposed Use
 - Section 3 – Development Plans
 - Section 4 - Schools
 - Section 5 – Public/Semi-public

Chapter 6 – Zoning

- Division 1 – Zoning Map
 - Section 1 - Official Zoning Map
 - Section 2 – Zoning District Boundaries
 - Section 3 – Establishment of Districts

- Division 2 – Zoning Districts and Regulations
 - Section 1 – General
 - Section 2 – Base Zoning Districts
 - ❖ Part I – Purpose and Intent
 - ❖ Part II – Land Use/Zoning Matrix
 - ❖ Part III – Dimensional Standards Matrix
 - ❖ Part IV –Standards for Specific Uses
 - ❖ Part V - Illustrations
 - ❖ Part VI – Use Matrixes (with permitted use terminology)
 - ❖ Part VII – Accessory Uses
 - ❖ Part VIII – Supplemental Regulations
 - Section 3 – Master Planned Based Zoning
 - ❖ Part I – Master Planned Unit Developments (MPUD/PD-MPUD)
 - ❖ Part II - Employment Centers (EC-MPUD)
 - ❖ Part III – Conservation Subdivisions (CS-MPUD)
 - ❖ Part IV –Traditional Neighborhood Developments (TND)
 - Section 4 – Standards and Illustrations for Compatibility

Chapter 7 – Overlay Districts

- Division 1 - Redevelopment
 - Section 1- Trilby, LaCoochee and TrilaCoochee Areas
 - Section 2- Brownfields
 - Section 3 - Redevelopment
- Division 2 – Rural Areas
 - Section 1- Northeast
 - Section 2- Rural Transition Area
 - Section 3- Rural Character Area
 - Section 4- Rural Neighborhood Protection Area
 - Section 5 – Dade City Transition Area
- Division 3 – Scenic Corridors
 - Section 1- Suncoast Parkway
 - Section 2- SR 52

- Division 4 - Community Plans
 - Section 1 - Pasadena Hills
 - Section 2- Land O'Lakes
 - Section 3- Wesley Chapel
- Division 5 - Historic Preservation
- Division 6 - Business Corridors
 - Section 1- SR 54/56
 - Section 2- US 19
 - Section 3- US 301
- Division 7 – Reserved

Chapter 8 – Subdivision & Platting Standards

- Division 1 – Exemptions
- Division 2 - Urban Subdivisions
- Division 3 – Minor Rural Subdivisions
- Division 4 – Limited Family Subdivisions
- Division 5 – Non-residential Subdivisions
- Division 6 – Plat Requirements

Chapter 9 –Development Standards

- Division 1 – Natural and Historic Resources/Protection
 - Section 1 – General
 - Section 2 – Existing Trees and Native Vegetation Preservation and Removal
 - 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 – Wellhead Protection

- Section 12 – Historic Structures and Sites
- Section 13 – Cemeteries
- Section 14 – Archaeological Resources
- Section 15 – Soils
- Division 2 – Infrastructure Standards
 - Section 1 – Transportation
 - ❖ Part I – Vision Roads
 - ❖ Part II - Transportation Impact Study
 - ❖ Part III - Substandard Roadway Analysis
 - ❖ Part IV – Transportation Corridor Management
 - ❖ Part V– Access Management
 - ❖ Part VI – Street Design and Dedication Requirements
 - ❖ Part VII – Trails
 - ❖ Part VIII – Bicycle Facilities
 - ❖ Part IX – Pedestrian Facilities
 - ❖ Part X – Mass Transit Facilities
 - ❖ Part XI – Transit Oriented Design
 - ❖ Part XII- Traffic Control Devices
 - ❖ Part XIII - Streets and Addressing
 - Section 2 – Stormwater
 - ❖ Part I - Stormwater Quality
 - ❖ Part II – Stormwater Management Requirements
 - ❖ Part III – Drainage Basins of Special Concern
 - ❖ Part IV – Low Impact Development
 - ❖ Part V - Fill
 - Section 3 – Utilities
 - ❖ Part I - General
 - ❖ Part II – Potable Water Systems
 - ❖ Part III – Reclaimed Water Systems
 - ❖ Part IV – Wastewater Systems
 - ❖ Part V – Other Utilities
 - ❖ Part VI - Wells and Septic Tanks
 - Section 4 – Fire Protection
 - Section 5 - Solid Waste

- Section 6 - Recycling
- Division 3 – Greenspace Requirements and Standards
 - Section 1 – Trees
 - Section 2 – Buffering and Screening (Table)
 - Section 3 – Building Landscaping Part I – Site
 - ❖ Part II - Building
 - ❖ Part III - Parking
 - Section 4 – Parks/Open Space
- Division 4 – Parking and Storage Standards
 - Section 1 – Outdoor Storage
 - Section 2 – Parking
 - Section 3 – Loading
- 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
 - Section 5 - Yard Trash Facilities
- Division 7 – Transfer of Development Rights

Chapter 10 – Miscellaneous Structure 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
- Division 7 - Personal Wireless Service Facilities

Chapter 11 – Special Development Standards

- Division 1 – Vehicle Dealerships
- Division 2 – Junkyards
- Division 3 – Short Term Rentals
- Division 4 - Flood Damage Prevention

Chapter 12 - 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
- Division 2 – Vested Rights

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- Division 1 – Concurrency
 - Section 1 – Uniform Procedures and Provisions
 - 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 (Reserved)
- Division 2 – Impact Fees
 - Section 1 - Uniform Procedures and Provisions
 - Section 2 -Transportation Impact Fees
 - Section 3 - School Impact Fees
 - Section 4 - Parks and Recreation Impact Fees
 - Section 5 - Library Impact Fees
 - Section 6 - Fire Combat and Rescue Impact Fees
 - Section 7 - Hurricane Mitigation Impact Fees
 - Section 8 - Utility Impact Fees

- Section 9 – Solid Waste Impact Fees
- Section 10 – Law Enforcement Impact Fees (RESERVED)
- Section 11 – Affordable Housing (RESERVED)
- Section 12 – Application and Permit Fees, and Refunds
- Division 3 – Target Industries Incentives
 - Section 1 – Purpose and Intent
 - Section 2 - Incentives related to Building Permit Fees
 - Section 3 Incentives Related to Impact Fees

Chapter 14 - Repeal of Prior Provisions; Severability; Effective Date