



**Horizontal Round Table Meeting Agenda
July 17, 2019
West Pasco Government Center
New Port Richey Staff Development Room
2:00 PM – 3:00 PM**

New Business:

1. **Update on Proposed LDC Changes from The Tiger Team** – (Terry Pittos/Alexandra LaPorte) – Rescheduled to July 2019 meeting.

Long Range Planning provided a handout of an outline approach of the LDC Rewrite (See attachment). Presently, there are not descriptive or detailed code revisions.

The external stakeholders requested to be involved with the County's Tiger Team with input for each phase or specific rewrite of the LDC Sections.

Recommendations for the County's Tiger Team:

1. **Monthly or every other month updates of LDC Rewrite**
2. **Smaller external stakeholder group than Round Table stakeholders to engage with Tiger Team on specific markets and to provide input to the Tiger Team, i.e. fixing what's "broken" and/or recommend incorporating other adjacent Counties' best practices.**
3. **Alexandra stated that it will be collaborative efforts with the exchange of ideas and input from both the County's personnel and external stakeholders input.**

2. **Clouding of Revisions** – (Will Poon/Mary Thomas)

Revisions are not being accurately and properly documented upon resubmittal from the engineering consultants. Occasionally, County personnel have noticed that there were revisions to the plans that were inadvertently incorporated and not associated with the recent resubmittal comments, which causes inconsistencies, confusion and concerns.

County recommends the following combination of options for revisions:

1. **Cloud all revisions on respective plan sheets and documents.**
2. **Provide more detailed and accurate resubmittal narrative.**

Current Planning possibly providing an additional disclaimer for reviews.

3. **Roof Gutter Requirements** - (Will Poon)
County working on amending the LDC for removal of the gutter requirements



External stakeholders stated that the gutter requirements should not be enforced in the Pasco County LDC, but rather in the Florida Building Code, only.

Side yard lot grading of the swale is a key concern to design to ensure positive drainage flow, possibly an increase in the minimum longitudinal slope, i.e. 1.1%, 1.2%, 1.25%, etc.

External stakeholder stated the issue is the failure in construction and not in the design and opposed the increasing side yard swale longitudinal slope above 1%.

External stakeholder stated that the increase of the longitudinal slope to 2% will raise the site grading and will be cost prohibitive.

External stakeholder stated that the future homeowner or resident improvements and/or activities impact the function of the swales and request to review certain examples to offer suggestion to remedy some citizen's complaints.

External stakeholders requested some direction and timeline from upper management on amending the LDC. The following are the directives from Don Rosenthal:

1. Consider other Counties' requirements.
2. External stakeholder suggested possibly attending the ODT Meeting to provide input; however, Brad Tippin reiterated that it is a County internal process by for ODT.
3. Don Rosenthal stated to provide staff another opportunity to address the issue.

4. Miscellaneous Items (Open Forum)

Provide update on upcoming LDC Amendment at next Horizontal Round Table. Terry Pittos, Brad Tippin and/or Denise Hernandez will provide a list of the proposed amendment for external stakeholders to review.

External stakeholders request to provide input and further discussions as necessary on the proposed LDC Amendment.

Some initial LDC Amendments to eliminate Alternative Standards

1. 8' or 9' Driveways for Townhome Type.
2. Patrick Dutter to review Landscape Plan in PDP requirement, possibly an Alternative Standards.
3. 150' Stub-Out without a Cul-De-Sac.

Wheel Tracking Diagram Requirements:

1. Per Amy Schultz, Pasco County Fire Department, 35' turning radius requirement.

2. Wheel tracking diagram can be requested for commercial development project and on a case-by-case project.

Future discussion at next Horizontal Round Table Meeting how it will affect development plans review process, timeframe and procedures for future development projects, by Brad Tippin and Terry Pittos on the recent House Bill that became effective July 1, 2019, with 120 days to decision on approval or denial of a development project.

Old Business:

1. **L & M Agreements** – Jordan Schrader to provide further input and/or examples for improving the L & M Agreement forms for County consideration. *Jordan will e-mail the latest version to Current Planning for review and consideration.*

TO BE ADDED ONTO OLD BUSINESS FOR PROGRESS AND CONSIDERATION.

Jordan Schrader will discuss with Elizabeth Blair, County Attorney Office.

2. **Certification of Completion Requirements – Engineering Inspections** (Wayne Radke)



[Revised Certificate of Completion JNS 08102](#)



Certificate-of-Completion.pdf

E-mail or upload the document for review. Under review by stake holders.

TO BE ADDED ONTO OLD BUSINESS FOR PROGRESS AND CONSIDERATION.

Toxey Hall gave Chris Wert updated certificate of completion form for review.

Concerns: Presently, Bond review process takes 3 to 4 months, which may prolong the actual Bond period to 3.5 years. **Recommendations:** Case by case review based on number of punch-list items, but to include such items as part of the overall Bond.

Possible Options: upon approval of the cost estimate and bond acceptance or certification of completion or Board of County Commissioners Approval to start 3-year Warranty Bond period.

Chris Wert, Project Management, Jordan Schrader, Clearview Design and Ed Rogers, Heidt Design will have a separate meeting to discuss in further detail on this matter.



ON-GOING DISCUSSIONS.

- 3. Surveying Department** - Plat Review and final certification of completion process for development projects by the surveying department. (Alex Parnes, Lisa Kral, Dennis DeHoff)

Plat review process is under review by Surveying Department with new procedures, checklist, SOP's and dedication requirements under review by CAO. Engineering Inspections will review the certification of completion language and/or template process.

TO BE ADDED ONTO OLD BUSINESS FOR PROGRESS AND CONSIDERATION.

There are inconsistencies with standard dedication language requirements during the plat reviews by Surveying Department and the County Attorney Office. Stakeholders will provide examples to Don Rosenthal to forward to County Attorney Office for review. (June, 2019)

Surveying Department is creating SOP' and working with Jeff Steinsnyder, County Attorney to standardize language and propose LDC Amendments. (July 17, 2019)

- 4. Roof Gutter Requirements** - (Will Poon)

Informed stakeholders that there was a previous meeting with Administration, Central Permitting, Public Works/Stormwater Departments, Current Planning, developer/builder representatives' request to coordinate for the amendment of LDC Section 902.2.k.2.a(3) to eliminate the requirement for installation of gutters, etc.

The item was presented to the County Ordinance Development Team (ODT). It is an on-going item for further updates of future discussion from the County Ordinance Development Team.

Open recommendations for amending the LDC to reflect criteria to require roof gutter for specific type of lot grading and/or FFE differential in elevations from adjacent residential lot(s). April 17, 2019

*Next Horizontal Round Table Meeting is scheduled for August 21, 2019 in the Staff Development Room at the West Pasco Government Center
"Bringing Opportunities Home"
"Pasco County—Florida's premier county"*