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# DEVELOPMENT

## IT IS THE MISSION OF THE DEVELOPMENT DEPARTMENT TO

enhance the City's position as the business, financial, recreation and cultural heart of West Pasco County, by ensuring the safe conditions of existing buildings, making sure new developments are aesthetically pleasing, functionally relevant, and enhancing the residential and commercial core of the City.

## DESCRIPTION

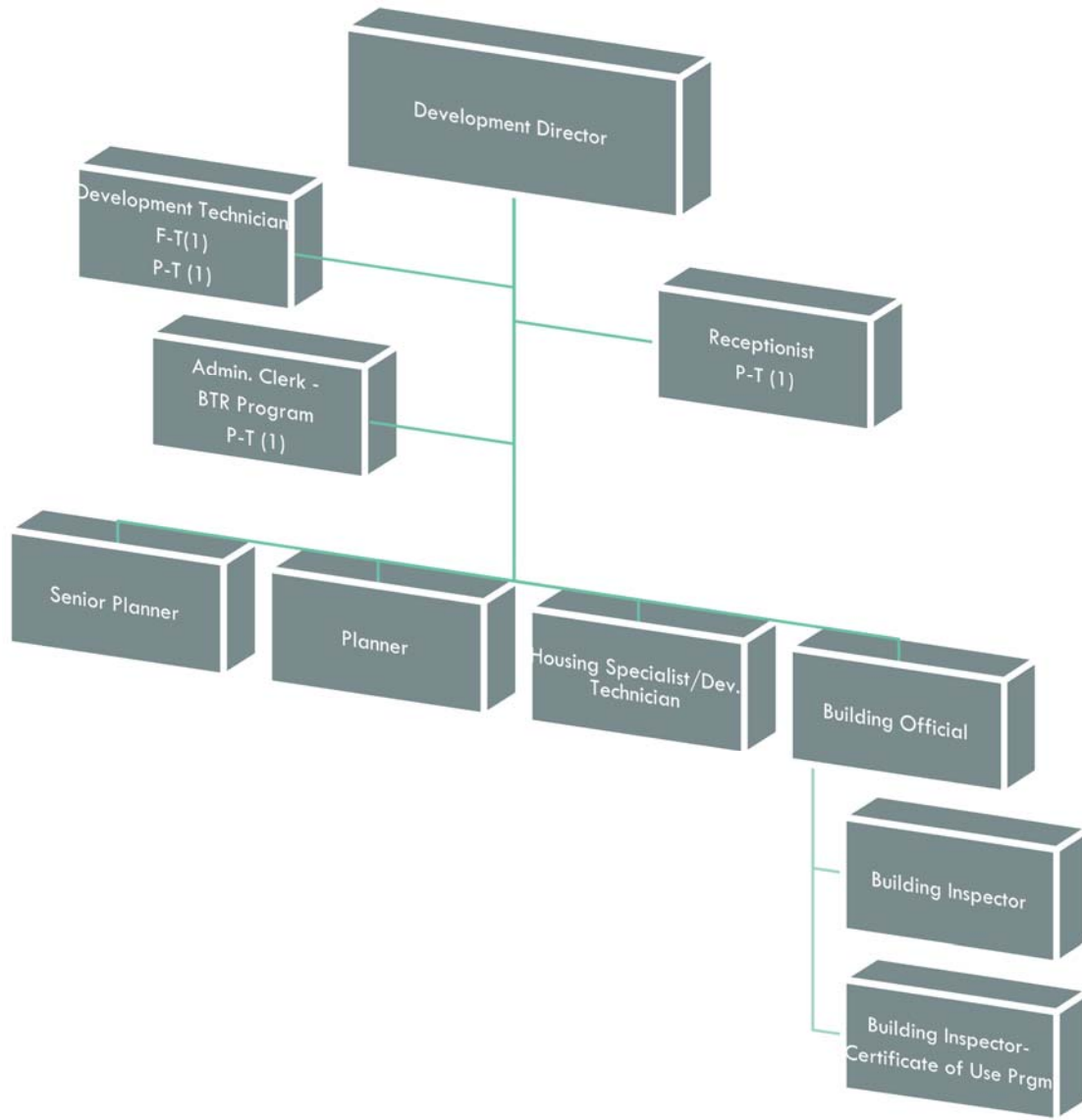
The Development Department coordinates the approval processes for building, planning and zoning, and redevelopment activities in the City. The Department ensures that existing properties and newly constructed buildings meet all applicable codes and regulations. It also provides long-range comprehensive planning services and short-range zoning determinations.

## ACCOMPLISHMENTS OF FY20

- Hired new Development Department Director and Senior Planner
- Implemented EnerGov software
- Closed-out the Main Street Landings Apartment project & Phase I Residences at Orange Lake
- Processed numerous Land Development Code (LDC) amendments
- Submitted several grant applications
- Processed and issued the following through April 2020:
  - Approved 996 building permits valued at over \$ 16 million and over 3462 building inspections
  - Processed 24 development applications through the DRC and 14 through the LDRB
  - Greeted over 2,700 walk-in customers
  - Issued 12 Home Improvement Reimbursement Grants, totaling over \$65,000
  - Demolished 13 structures in the Slum and Blight Program

## FY21 INITIATIVES

- Continue to amend the 2030 Comprehensive Plan and the Land Development Code as needed
- Continue to process building permits and inspections
- Continue to implement the Slum & Blight program and the Housing Rehab program
- Seek Certified Local Government Program designation for the Historic Preservation Board
- Continue to pursue grants that further the goals of the City, e.g. CDBG & others
- Amend Zoning Map and Future Land Use Map to correct errors and update GIS zoning maps



Authorized Personnel – Full-time Equivalent			
Position/Title	FY18-19	FY19-20	FY20-21
Development Director	1	1	1
Receptionist	.5	.5	.73
Administrative Clerk – BTR Program	0	0	.73
Development Technician	2	1.73	1.73
Senior Planner	1	1	1
Planner	1	1	1
Housing Specialist/Dev. Technician	1	1	1
Building Official	1	1	1
Building Inspector	1	1	1
Building Inspector (Certificate of Use Prgm)	0	0	1
<b>Total</b>	<b>8.50</b>	<b>8.23</b>	<b>10.19</b>

## DEVELOPMENT

001081		AMENDED				BUDGET
EXP		ACTUAL	ACTUAL	ESTIMATE	BUDGET	AMOUNT
CODE	CLASSIFICATION	FY17-18	FY18-19	FY19-20	FY19-20	FY20-21
41111	Dept Head Salaries	75,105	82,014	82,000	82,000	87,510
41112	Division Head Salaries	76,524	57,241	59,000	59,000	76,530
41299	Regular Full-Time Wages	181,736	158,958	220,400	220,400	253,510
41311	Part-Time Wages	-	15,848	38,850	38,850	61,890
41411	Overtime Wages	6,181	6,851	3,500	3,550	4,000
41511	Employee Incentives	300	-	-	-	-
41512	Gas/Car Allowance	750	3,000	3,000	3,000	3,000
42111	Social Security Matching	24,867	23,848	32,650	32,650	36,750
42211	Florida Retirement System	43,936	42,300	47,380	47,380	55,050
42311	Health Insurance	47,332	34,407	58,160	58,160	69,680
42312	Life Insurance	129	90	460	460	660
42313	Accidental Death & Disab Insurance	16	12	180	180	330
42426	Workers Comp - Clerical (8810)	50	45	30	30	90
42432	Workers Comp - Municipal Class (9410)	6,019	5,571	8,180	8,180	10,790
<b>TOTAL PERSONNEL SERVICES</b>		<b>\$ 462,945</b>	<b>\$ 430,185</b>	<b>\$ 553,790</b>	<b>\$ 553,840</b>	<b>\$ 659,790</b>
43121	City Engineer Services	21,372	21,580	19,000	36,000	19,000
43181	Professional Servcies - Planning	34,316	51,433	40,000	40,000	40,000
43199	Professional Services - Misc	2,567	2,540	25,000	25,000	28,040
43499	Contractual Services - Misc	29,965	68,177	100,000	100,000	60,000
44011	Travel & Training	2,515	6,121	2,000	4,000	4,000
44121	Telephone - Local	3,357	3,683	3,650	3,250	3,650
44211	Postage	891	1,391	1,500	1,500	1,500
44429	Rent - Software	55	-	-	-	3,500
44481	Lease - Copier	2,843	3,184	5,600	5,600	7,600
44571	Notary Bond	142	-	150	150	150
44611	Maintenance & Repairs - Bldg & Grounds	-	353	250	250	250
44623	Maintenance & Repairs - Copier	-	791	200	200	200
44631	Maintenance & Repairs - Central Garage	840	636	1,000	1,000	1,000
44799	Printing & Binding - Misc	3	-	500	500	500
44953	Housing Incentives	15,929	24,452	-	10,000	-
44954	Housing Incentives - CDBG	101,042	161,454	-	-	-
44999	Other Charges - Misc.	-	1,140	-	-	-
45111	Office Supplies - General	1,749	1,302	1,900	1,900	2,400
45211	Fuel	3,907	2,461	2,500	3,500	3,000
45231	Clothing & Apparel	609	597	600	600	600
45243	Computer/Operating Supply	3,845	3,812	9,000	9,000	9,000
45289	Automotive Parts	2,625	1,589	1,500	3,000	1,750
45299	Operating Supplies - Miscellaneous	595	4,662	2,000	2,000	2,000
45411	Dues & Memberships	498	1,304	2,000	2,000	2,000
45461	Books & Publications	-	125	500	500	500
<b>TOTAL OPERATING</b>		<b>\$ 229,665</b>	<b>\$ 362,787</b>	<b>\$ 218,850</b>	<b>\$ 249,950</b>	<b>\$ 190,640</b>
46299	Building Improvements	105,558	-	-	-	-
<b>TOTAL CAPITAL</b>		<b>\$ 105,558</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**TOTAL EXPENDITURES**    **\$ 798,168**    **\$ 792,972**    **\$ 772,640**    **\$ 803,790**    **\$ 850,430**