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# COMPREHENSIVE PLANNING - 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

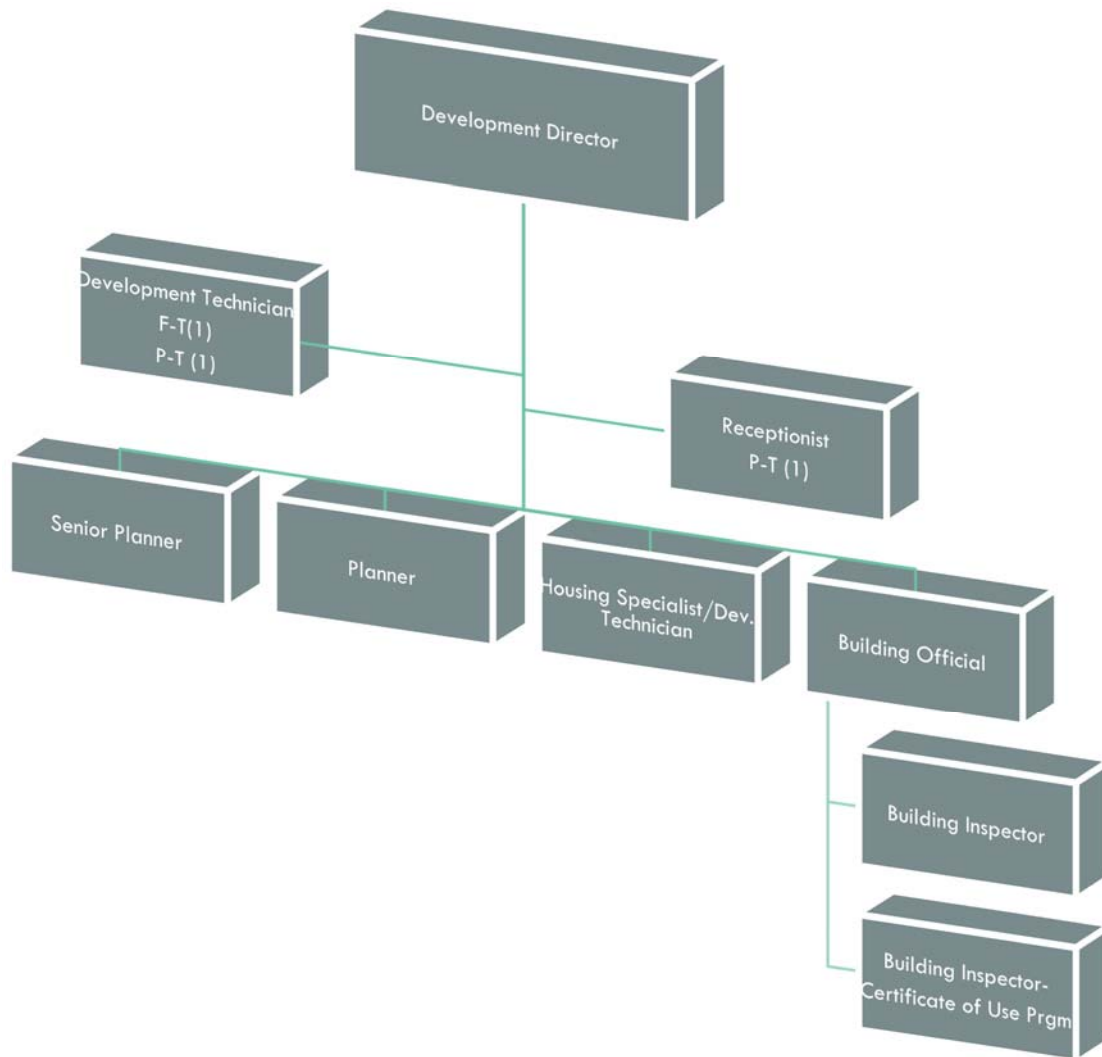
The Development Department coordinates the approval processes for building, planning and zoning, and redevelopment activities in the City. The Department ensures that existing properties and newly constructed buildings meet all applicable codes and regulations. It also provides long-range comprehensive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

## ACCOMPLISHMENTS OF FY21

- Began the implementation of Citizens Self-Serve (CSS) in EnerGov
- Processed permitting and inspections of major developments, including the City's parking garage, Keiser University, 7-Eleven, Friendly KIA, and Oyster Bayou
- Processed numerous Land Development Code (LDC) amendments, including Multi-Family Design Standards and Front Yard Fences
- Submitted several grant applications
- Processed and issued the following:
  - Approved 1,145 building permits valued at over \$34 million and over 2,300 building inspections
  - Processed over 30 development applications through the DRC and 9 through the LDRB
  - Greeted over 1,600 walk-in customers
  - Demolished 13 structures in the Slum and Blight Program

## FY22 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	FY19-20	FY20-21	FY21-22
Development Director	1	1	1
Receptionist	.5	.73	.73
Development Technician	2	1.73	2
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	.73
<b>Total</b>	<b>8.50</b>	<b>8.46</b>	<b>9.46</b>

## DEVELOPMENT

001081					AMENDED	BUDGET
EXP		ACTUAL	ACTUAL	ESTIMATE	BUDGET	AMOUNT
CODE	CLASSIFICATION	FY18-19	FY19-20	FY20-21	FY20-21	FY21-22
41111	Dept Head Salaries	82,014	73,712	-	87,510	89,000
41112	Division Head Salaries	57,241	36,638	-	76,520	76,520
41299	Regular Full-Time Wages	158,958	228,729	233,510	233,510	255,470
41311	Part-Time Wages	15,848	26,847	41,890	41,890	39,226
41411	Overtime Wages	6,851	1,448	2,840	2,840	2,990
41512	Gas/Car Allowance	3,000	1,875	-	3,000	3,000
42111	Social Security Matching	23,848	27,403	32,650	32,650	35,970
42211	Florida Retirement System	42,300	37,950	47,380	47,380	58,430
42311	Health Insurance	34,407	48,194	58,160	58,160	60,970
42312	Life Insurance	90	106	360	360	600
42313	Accidental Death & Disab Insurance	12	14	150	150	300
42426	Workers Comp - Clerical (8810)	45	26	60	60	30
42432	Workers Comp - Municipal Class (9410)	5,571	8,762	11,180	11,180	11,190
<b>TOTAL PERSONNEL SERVICES</b>		<b>\$ 430,185</b>	<b>\$ 491,704</b>	<b>\$ 428,180</b>	<b>\$ 595,210</b>	<b>\$ 633,696</b>
43121	City Engineer Services	21,580	25,174	19,000	19,000	40,000
43181	Professional Servcies - Planning	51,433	70,229	40,000	40,000	40,000
43199	Professional Services - Misc	2,540	72,242	28,040	28,040	10,000
43499	Contractual Services - Misc	68,177	89,078	60,000	60,000	60,000
44011	Travel & Training	6,121	1,859	-	-	2,000
44121	Telephone - Local	3,683	5,142	3,650	3,650	3,600
44211	Postage	1,391	1,195	1,500	1,500	1,500
44429	Rent - Software	-	-	3,500	3,500	-
44481	Lease - Copier	3,184	4,137	4,000	4,600	4,000
44463	Automotive(s)	-	-	13,430	13,430	13,430
44571	Notary Bond	-	-	150	150	150
44611	Maintenance & Repairs - Bldg & Grounds	353	-	250	250	250
44631	Maintenance & Repairs - Central Garage	636	840	1,000	1,000	1,000
44799	Printing & Binding	791	2,832	1,910	1,910	3,000
44953	Housing Incentives	24,452	8,279	-	-	-
44954	Housing Incentives - CDBG	161,454	-	235,000	235,000	237,000
44999	Other Charges - Misc.	1,140	59	-	-	-
45111	Office Supplies - General	1,302	1,276	2,400	2,400	1,500
45211	Fuel	2,461	1,826	3,000	3,000	500
45231	Clothing & Apparel	597	619	600	600	600
45243	Computer/Operating Supply	3,812	9,978	9,000	9,000	9,500
45289	Automotive Parts	1,589	1,122	1,750	1,750	1,500
45299	Operating Supplies - Miscellaneous	4,662	1,305	2,000	2,000	1,500
45411	Dues & Memberships	1,304	1,727	2,000	2,000	1,500
45461	Books & Publications	125	1,988	500	500	750
<b>TOTAL OPERATING</b>		<b>\$ 362,787</b>	<b>\$ 300,907</b>	<b>\$ 432,680</b>	<b>\$ 433,280</b>	<b>\$ 433,280</b>
<b>TOTAL EXPENDITURES</b>		<b>\$ 792,972</b>	<b>\$ 792,611</b>	<b>\$ 860,860</b>	<b>\$ 1,028,490</b>	<b>\$ 1,066,976</b>