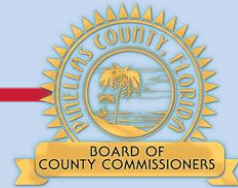


Doing Things!

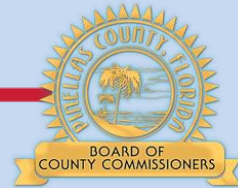
**Land Development Code Update
The New Code
February 2018**





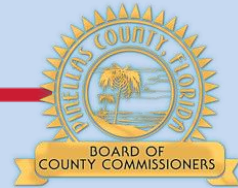
Objectives

1. From greenfield to redevelopment and infill
2. Incentivize economic investment
3. Modernize regulations
4. Organize for applicant, first; regulator, second
5. Reduce redundancies
6. Streamline and consolidate language
7. Less is more: graphics, tables, references
8. Overall user-friendly code



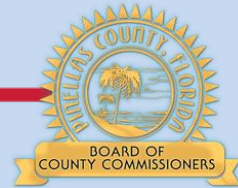
Pinellas County Strategic Plan

- Foster Continual Economic Growth and Vitality
 - 4.2 Catalyze redevelopment through planning and regulatory programs
- Deliver First Class Services to the Public and Our Customers
 - 5.2 Be responsible stewards of the public's resources
 - 5.3 Ensure effective and efficient delivery of county services and support



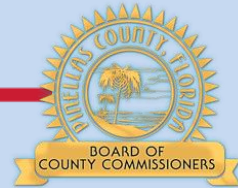
Organization – Chapters

- CH 134. General and Administrative Provisions
- CH 138. Zoning (Articles I – X)
- CH 142. Airport Zoning
- CH 146. Historic Preservation (*NO CHANGES CURRENTLY PROPOSED*)
- CH 150. Impact Fees
- CH 154. Site Development, ROW Improvements, Subdivisions and Platting
- CH 158. Floodplain Management
- CH 162. Signs (*NO CHANGES CURRENTLY PROPOSED*)
- CH 166. Environmental and Natural Resource Protection
- ~~CH 170. Miscellaneous Provisions (*REMOVED*)~~



Project Involvement

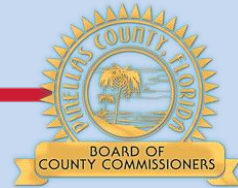
- LDC Focus / Stakeholder Group
 - Residents, developers, planners, engineers
- County Departments / Agencies
 - Meetings, presentations and workshops
- Project Consultants
 - Professional planners, engineers, designers
 - New regulations – ‘beta tests’
- Public, Board and Committee Meetings
 - Presentations, workshops, BCC, LPA



Completion Strategy

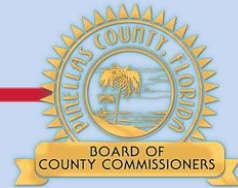
Approximately 900 pages – 8 chapters

- February: addressing comments, questions, and suggested changes from 10 County departments
- February - April: information sessions – BCC, LPA, BA
- March - April: final *draft* documents
- April: County departments, public, stakeholders
- May: address final comments; finalize documents



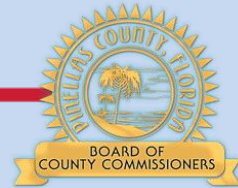
Completion Strategy

- June: LPA Public Hearing
- July: BCC Public Hearing (1 of 2)
- August: BCC Public Hearing (2 of 2)
- August - October: County staff training
- October: effective – go live!



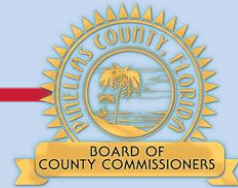
Noteworthy Modifications

- Definitions (throughout)
 - General cleanup, modernized language, less legalese
 - Consolidation where practical
 - More definition, less regulation
 - Definition vs. usage description
- Updated quasi judicial proceedings language (Ch. 134)
- Development and land use review procedures (Ch. 138, Art. II)
 - All consolidated into one location for user clarity and ease
 - Updated and clarified the procedures
 - Added *Development Review Committee (DRC)*
 - Changed *Board of Adjustment (BA)* to *Community Development Board (CDB)*
 - Replaced technical adjustments and minor variances with waivers and administrative adjustments



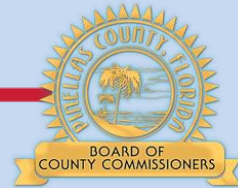
Noteworthy Modifications

- Development Master Plan requirements (Ch. 138, Art. II)
 - Consolidated from multiple locations and moved to one
 - Updated submittal requirements
- Zoning Districts (Ch. 138, Art. III)
 - New quick and easy-to-use 'Table of Uses for Zoning Districts'
 - Modified district names and descriptions to more accurately reflect intent
 - Incorporated references to Activity Centers and Mixed Use Corridors (from Countywide Plan)
- New community design standards article (Ch. 138, Art. X)
 - Includes landscaping requirements (moved from Ch. 166, Art. II)
 - Includes new district design criteria



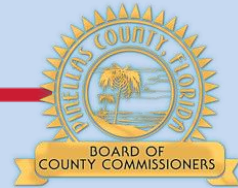
Noteworthy Modifications

- Majority of drainage requirements (Ch. 154, Art. II) moved to Stormwater Manual
- New functional classification design elements and standards matrices (Ch. 154, Art. III)
- Additional roadway layout / design alternatives and guidance (Ch. 154, Art. III)
- New 3R process defined (per FDOT handbook) (Ch. 154, Art. III)
- Moved access management systems for collector and arterial roads from Ch. 170 (Ch. 154, Art. IV)



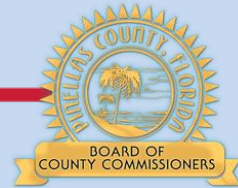
Noteworthy Modifications

- Habitat Management and Protection (Ch. 166, Art. II, Div.1)
 - Updated the appeals and variance sections and referenced Ch. 138, Art. II for processes and procedures
 - Moved landscaping requirements to new 'Community Design Standards' – Ch. 138, Art. X
 - Updated the 'undesirable tree/plant' language; referred reader to new 'Community Design Standards' – Ch. 138, Art. X
- Miscellaneous Provisions (Ch. 170)
 - Catchall repository for new regulations
 - Moved all Articles to most closely associated LDC Chapters elsewhere – closed Chapter 170



Moving Forward

- Future ordinance to address minor modifications and updates
 - 12 – 18 months
 - What did we miss?
 - Unforeseen issues, unintended consequences, necessary clarifications
 - Suggested additions and changes outside project scope
 - Incorporate regulations highlighted in the Comprehensive Plan *results neutral policy consolidation* effort



Thank You!

Questions?