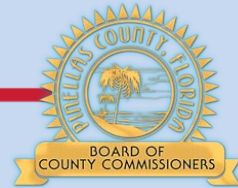


# Doing Things!

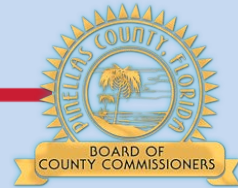
## Land Development Code Update





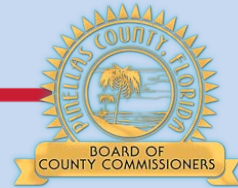
# Objectives

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



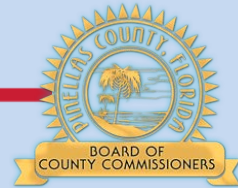
# Organization – Chapters

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



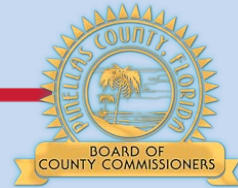
# Project Involvement – Throughout

- 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
  - Open Pinellas, Presentations, workshops, BCC, LPA, BOA



# Project Involvement – Final Draft

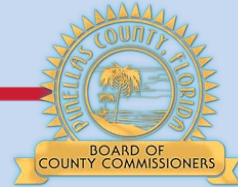
- County Departments and Agency Reviews
  - May 7<sup>th</sup> – July 14<sup>th</sup>
  - SharePoint
- LPA and BOA Reviews
  - May 9<sup>th</sup> – July 14<sup>th</sup>
  - Open Pinellas
- Project Stakeholder Reviews
  - Development community, special interest groups, HOAs, etc.
  - May 9<sup>th</sup> – July 14<sup>th</sup>
  - Open Pinellas
- General Public Reviews
  - May 9<sup>th</sup> – July 14<sup>th</sup>
  - Press Release, County website, Open Pinellas



# Adoption Schedule

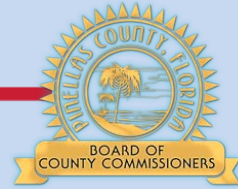
- August 9: LPA – public hearing
- September 13: BCC – first reading and public hearing
- September 25: BCC – final public hearing and adoption
- October – December: Staff training, Municode
- Go Live!: January 1<sup>st</sup>, 2019

# Chapter 134 – General and Administrative Provisions



- General cleanup and organizational improvements
- External regulatory document references instead of rewriting
- Updated quasi judicial proceedings language

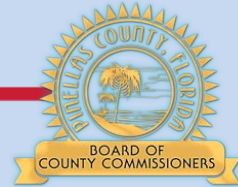
# Chapter 138 – Zoning



- Article I – In General (Definitions)
  - General cleanup
  - Modernized language
  - Less legalese
  - Consolidation
  - Less regulation
    - moved to specific use standards, etc.

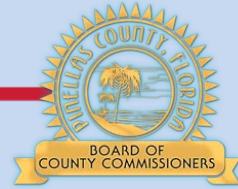


# Chapter 138 – Zoning



- Article II – Administration and Enforcement
  - Updated and clarified
  - Added *Development Review Committee (DRC)*
  - *Board of Adjustment and Appeals (BAA)* will now hear NCU modifications and certain appeals
  - *Administrative Adjustments* give staff (departmental and DRC) more flexibility to make certain decisions

# Chapter 138 – Zoning

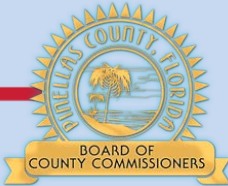


## ■ Article II – Administration and Enforcement

### • Review Types

- Type 1 – Administrative
  - Path A – Departmental
  - Path B – DRC
- Type 2 – Board of Adjustment and Appeals
- Type 3 – Board of County Commissioners (zoning-related)
- Type 4 – Board of County Commissioners (Comp Plan-related)
- Type 5 – Board of County Commissioners (plats, vacations, etc.)

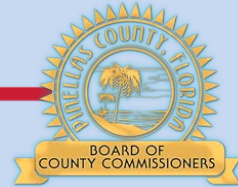
# Review Procedures Table (example)



- Type 2 Review (BAA)
  - Public hearings
  - Type 2 Uses, Variances, and Nonconforming Use Modifications / Expansions
  - DRC review and recommendation to BAA

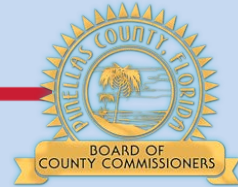
Table 138.82.a - Type 2 Review Procedure	
<i>Applications/Reviews</i>	
<ul style="list-style-type: none"> <li>▪ Type 2 uses (establishment of new or major modification thereof)</li> <li>▪ Variances</li> <li>▪ Nonconforming Use Modifications/Expansions</li> <li>▪ Other authority allowed by this code</li> </ul>	
<i>Pre-Application Meeting (optional)</i>	
<b>County Staff</b>	
<i>First Review and Recommendation Body</i>	
<b>Development Review Committee (DRC)</b>	
<i>Reviewing and Action Body</i>	
<b>Board of Adjustment and Appeals (BAA)</b>	
<i>Result</i>	
<ul style="list-style-type: none"> <li>▪ Written notice of official action</li> </ul>	
<i>Appeal Process</i>	
<ul style="list-style-type: none"> <li>▪ Circuit Court</li> </ul>	

# Chapter 138 – Zoning



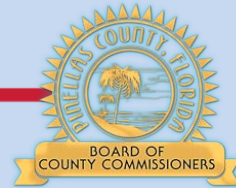
- Article II – Administration and Enforcement
  - Variances & Administrative Adjustments
    - Lists what code requirements may be varied
    - Clarifies review criteria and what must be included with an application (application forms will be updated)
    - Levels
      - Up to 10% relief sought (departmental review)
      - Between 10% & 20% (DRC)
      - More than 20% (BAA)

# Chapter 138 – Zoning



- Article III – Zoning and Land Uses
  - New quick and easy-to-use ‘Table of Uses for Zoning Districts’ – THE MATRIX
  - Modified zoning district names and descriptions
  - Provides descriptions for uses identified in the matrix
  - TDRs moved into the LDC from the Comp Plan

# Land Use – Zoning Matrix (excerpt)



**Table 138-355 – Table of Uses for Zoning Districts**

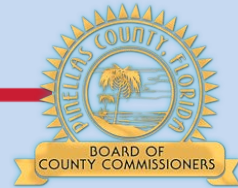
LEGEND: 1 = Permitted Use / Type 1 Review    2 = Community Development Board (CBD) / Type 2 Review    3 = Board of County Commissioners (BoCC) / Type 3 Review    A = Accessory Use    Blank = Use Not Allowed

NOTES: (a) - Uses may be further defined, restricted, and/or limited in an approved Development Master Plan, regulating plan, and/or Specific Area Plan.

Zoning Districts	Single-Family Districts (a)												Multi-Family Districts (a)						Office and Commercial Districts (a)						Industrial Districts (a)				Mixed-Use District (a)	Special Districts (a)			Institutional Districts		Public/Semi-Public Districts (a)			Specific Use Standards			
	A-E	E-1	RR	R-1	R-2	R-3	RMH	R-4	R-5	RM	RPD	LO	GO	C-1	C-2	CP	CR	E-1	E-2	I	IPD	MXD	OPH-D (ESD)	OPH-D (WSD)	FBC See Adopted Regulating Plan	U	GI	AL	PC	P-RM	RRR	FBR									
<b>RESIDENTIAL USES</b>																																									
Accessory Dwelling Unit	A	A	A	A	A	A		A	A	A	A						A							A	A	A														Y	
Accessory Dwelling Unit, Owner/Manager	A	A					A					A	A	A	A	A	A	A	A	A	A	A	A						A	A										Y	
Affordable Housing Development (AHD)	2	2	2	2	2	2	2	2	2	2	2			2	1	1							2	1																	Y
Assisted Living Facility	2	2	2	2	2	2	2	2	2	1	1			2	1	1								1	1	1							1	1				Y			

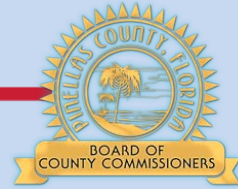
- 1 = Type 1 Review – permitted use (staff review)
- 2 = Type 2 review – BAA (special exception)
- 3 = Type 3 review – BCC (conditional use)
- A = Accessory
- Blank = use not allowed

# Zoning District Name Changes



- A-E to R-A (Residential Agriculture)
- E-1 to R-E (Residential Estate)
- R-6 to RMH (Residential Mobile Home)
- Just RM and RPD (no trailing number)
- P-1A to LO (Limited Office)
- P-1 to GO (General Office)
- CP-1 and CP-2 to CP (Commercial Parkway)
- M-1 to E-1 (Employment 1)
- C-3 to E-2 (Employment 2)
- M-2 to I (Industrial)
- IL to LI (Limited Institutional)
- PSP to GI (General Institutional)
- MXD (Mixed Use) – *new district*

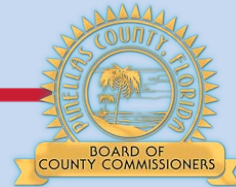
# Chapter 138 – Zoning



- Article IV – Residential Districts
- Article V – Office, Commercial, Industrial, Mixed Use Districts
- Article VI – Public/Semi-Public Districts
  - Institutional, Environmental and Recreational
- Article VII – Overlay Districts
- Article VIII – Special Districts
  - OPH-D and FBC



# Zoning District Tables (example)

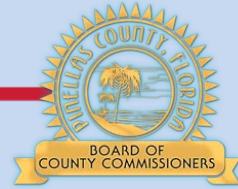


R-2 – Development Parameters Table<sup>(3)</sup>

Density and Intensity Standards	Max. Building Height (ft) <sup>(1)</sup>	Min. Lot			Min. Setbacks (ft) <sup>(2)</sup>				
		Area	Width (ft)	Depth (ft)	Front - Structure	Front - porch, patio, deck	Side <sup>(4)</sup> Interior	Side Street	Rear
<i>See underlying Future Land Use Category</i>	35	7,500 sf	70	80	20	10	7	10	10

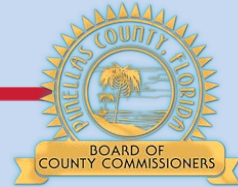
1. Other height requirements and allowances may be applicable pursuant to Chapter 138, Article X, Division 1, Sec. 138-3501. - Measurement of height and limitations
2. Other setback requirements and allowance may be applicable pursuant to Chapter 138, Article X, Division 1, Sec. 138-3505. - Setback Measurements , allowances and restrictions
3. These Development Parameters may be superseded by other requirements as part of an adopted Development Master Plan and/or Conditional Overlay.

# Chapter 138 – Zoning



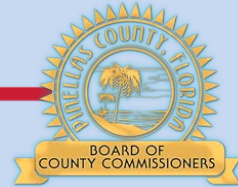
- Article IX – Specific Use Standards
  - Grouped by type of use as shown on the Matrix
    - Residential
    - Accommodations
    - Commercial & Office
    - Industrial, Manufacturing & Warehousing
    - Art, Recreation & Entertainment
    - Education, Public Administration, Health Care, & Institutional
    - Transportation, Communication & Information
    - Utilities
    - Agriculture
    - Other
  - Animals & Livestock
  - Temporary Uses & Structures
  - Performance Standards

# Chapter 138 – Zoning



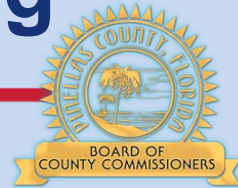
- Article X – Community Design Standards
  - General Design (height, setbacks, lighting, road frontage, dumpsters, etc.)
  - Parking & Loading
  - Landscaping, Habitat Protection & Wetland Buffers (moved from Ch. 166)
  - Fences & Walls
  - Signs (no substantial changes)
  - District Design Criteria (building orientation & design (for some districts), pedestrian connections, street & parking layout)

# Chapter 142 – Airport Zoning



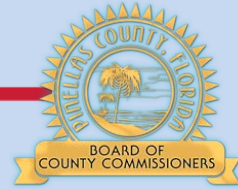
- Chapter updated to reflect statutory changes and new requirements

# Chapter 154 – Site Development, ROW Improvements, Subdivisions and Platting



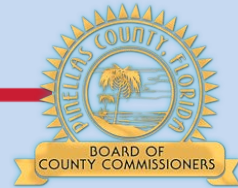
- Majority of drainage requirements (Ch. 154, Art. II) moved to Stormwater Manual
- New functional classification design elements and standards matrices (Ch. 154, Art. III)
- Additional roadway layout / design alternatives and guidance (Ch. 154, Art. III)
- Moved access management systems for collector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

# Chapter 158 – Floodplain Management



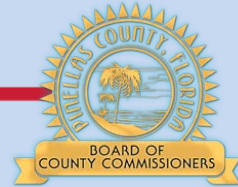
- Department of Public Works leading Chapter update
- State-specific requirements and coordination required
- Due to countywide applicability, some sections moved into County Code Chapter 58 – Environment

# Chapter 166 – Environmental and Natural Resource Protection



- A number of countywide functions moved to more appropriate locations in Chapter 58
  - Water and Navigation Regulations
  - Surface Water Management
  - Mangrove Trimming and Preservation

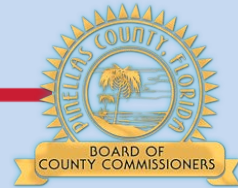
# Chapters Removed



- Chapter 162 – Signs
  - Intended as a model sign ordinance for Pinellas County municipalities to adopt as their own
  - County’s sign regulations in Chapter 138
- Chapter 170 – Miscellaneous Provisions
  - Historic repository for newly adopted regulations
  - All articles moved to other, more closely associated chapters

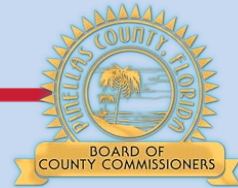


# Moving Forward

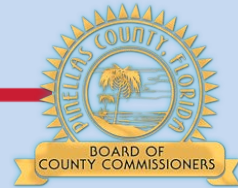


- Future ordinance to address modifications and updates
  - 12 – 18 months
  - What did we miss?
  - Unforeseen issues, unintended consequences, necessary clarifications
  - Suggested additions and changes outside project scope
  - Incorporate regulations highlighted in the Comprehensive Plan *results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

# Requested Action



- Conduct the first of two Public Hearings on the proposed Ordinance



# Thank You!

## Questions?