PINELLAS COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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 7th – July 14th
  - SharePoint
- LPA and BOA Reviews
  - May 9th – July 14th
  - Open Pinellas
- Project Stakeholder Reviews
  - Development community, special interest groups, HOAs, etc.
  - May 9th – July 14th
  - Open Pinellas
- General Public Reviews
  - May 9th – July 14th
  - 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 1st, 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
Applications/Reviews ▪ Type 2 uses (establishment of new or major modification thereof) ▪ Variances ▪ Nonconforming Use Modifications/Expansions ▪ Other authority allowed by this code
Pre-Application Meeting (optional) County Staff
First Review and Recommendation Body Development Review Committee (DRC)
Reviewing and Action Body Board of Adjustment and Appeals (BAA)
Result ▪ Written notice of official action
Appeal Process ▪ Circuit Court

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)			Public/Semi-Public Districts (a)							Specific Use Standards
																										Institutional Districts		Environmental Districts			Recreational Districts		
Land Use	A-E	E-1	R-R	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*	LI	GI	AL	PC	P-RM	RBR	FBR	
																												See Article VI Division 3			*See Article VI Division 4*		See Article IX
RESIDENTIAL USES																																
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						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[3]									
Density and Intensity Standards	Max. Building Height (ft)[1]	Min. Lot			Min. Setbacks (ft) [2]				
		Area	Width (ft)	Depth (ft)	Front - Structure	Front - porch, patio, deck	Side[4] Interior	Side Street	Rear
See underlying Future Land Use Category	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?