

QUALITY DESIGN AND CONTRIBUTORY SITE DEVELOPMENT *In the Gateway Community*

It is likely that existing land development regulations are not able to adequately address the complexities of development and redevelopment in the Gateway Area. To make the Gateway Area an attractive gateway to the County, a successful focal point for business and employment activity, and a desirable place to live requires innovative regulations that address, at a minimum, mobility issues, infrastructure needs, resource protection and aesthetics. Development in the Gateway Area provides an opportunity to model sustainable development practices and to successfully meld economic, environmental and community goals. Some coordination or commonality in development regulations among jurisdictions would be beneficial in this regard, but is a challenging undertaking.

At a minimum, County projects undertaken in the Gateway Area should be models for sustainable and quality design, which requires common direction to, and commitment from, implementing departments. But the fact is that any innovative site development strategy, low impact design principle, and regulation relevant in the Gateway Area is relevant throughout the County.

Therefore, consider that the Area provides an opportunity to implement new and innovative regulations, projects and incentives that achieve Area-specific goals but are the result of the larger review and update of existing regulatory codes and development approaches needed to sustain a quality economy and environment in our built-out County. In other words, the Gateway Area can exemplify how to apply a new and flexible regulatory model to achieve specific goals. In order to accomplish this, collaboration both internally and externally is needed, and public input and involvement by a variety of public and private stakeholders is required, building upon the previous recommendations. The following additional recommendations are suggested:

RECOMMENDATIONS

Convene a **Multi-Departmental Task Team** to coordinate a review and re-write where needed, of the County's land development code in a manner that addresses the build-out condition of the County, embraces low impact design principles, and includes incentives for quality development. Include as a component of this review, input from stakeholders (other governments, residents, businesses, regulatory agencies, etc.). The County's current land development regulations are largely written for development of vacant land and do not effectively address the constraints and complexities of redevelopment. Consequently, **The Team will coordinate review, revision, and re-**

write of the County's Land Development and Land Revitalization Regulations considering the following:

The City of St Petersburg has recently undertaken a significant re-write of their development code to support renewal and redevelopment of properties in the City; this is a good place to start in regard to **ideas for new regulations**.

The County's regulations need to be transformed to reflect a **more urban, versus suburban landscape**.

Redevelopment requires a commitment to including effective and innovative **low impact environmental design** criteria, standards, and requirements in the new regulations (e.g., encouraging creative and flexible site designs that provide for shared access, connectivity, clustering of uses, and protection, enhancement, and/or restoration of natural amenities).

The need for safe and efficient site access is required along our congested roadways, but more creative and flexible concurrency management strategies are required to effectively **manage the impacts of development on the roadway system**.

The application of land development regulations should contribute towards **meeting the long-range watershed and land revitalization goals** already committed to by the County.

An emphasis on economic growth in the Area requires, in some cases, **flexibility in the site planning process**, including the use of incentives that further local government comprehensive plan goals.

Area-specific regulations can be designed to meet area-specific goals.

Collaboration with the other local governments in the Gateway Area (a multi-jurisdictional task team?) is desirable in order to collaborate on how best to implement common goals through common criteria and regulations (including consideration of an Area-Wide DRI, sector plan, overlay district, etc.).

Involvement and input from other stakeholders, including residents, businesses, regulatory agencies, etc., to ensure that all facets of a quality development and redevelopment code are addressed, so that residents and businesses will **Plan to Stay** in Pinellas County.