



Quality Communities Code Land Development Code Update

Community Meeting Schedule

January 26, 2011 - Dixie Hollins High School, 4940 62nd St. N., Kenneth City

January 27, 2011 - East Lake High School, 1300 Silver Eagle Dr., Tarpon Springs

February 1, 2011 - Seminole Middle School, 8701 131st St., Largo

Each meeting will be held at 6:00 p.m. to 8:00 p.m. and will cover the same information.



Tonight's Agenda



- Visit Displays
- Presentation:
 - Overview of Quality Communities Code (QCC)
 - Key Themes of QCC
 - Survey questions for your opinions
 - Schedule of activities & how to stay involved
- Complete the survey

Thank you for coming!

Quality Communities Code

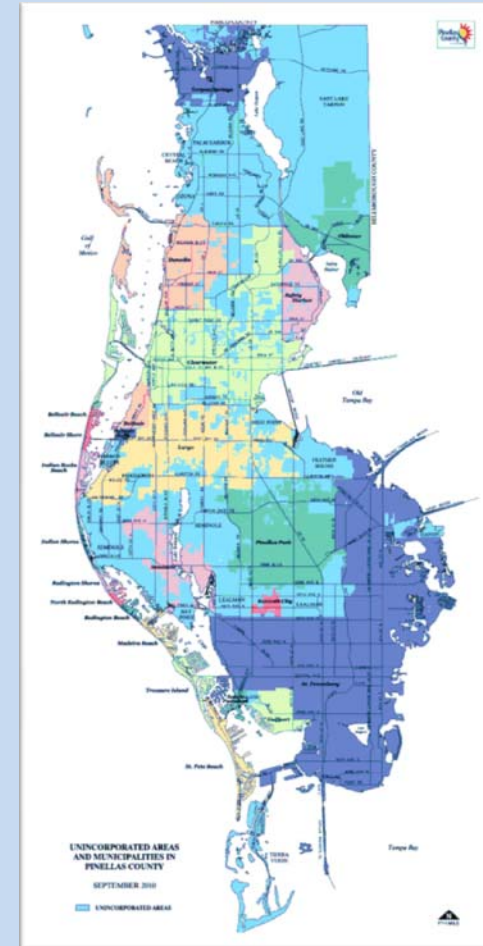
Land Development Code Update



Unincorporated Area



This project affects how land development occurs in the unincorporated area of Pinellas County



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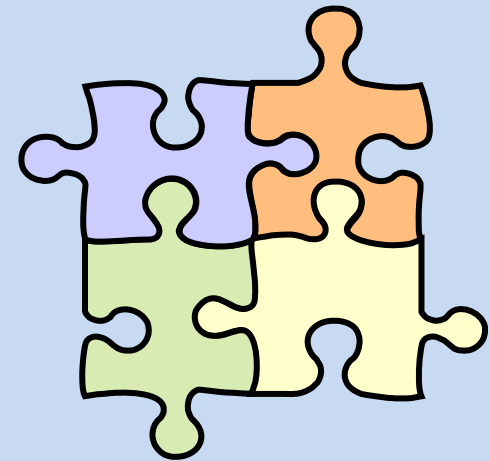
Land Development Code Update



What is the Land Development Code?



- Affects the everyday lives of people in our County in many ways
- Establishes standards for:
 - Building height & land uses
 - Site development & parking
 - Environmental protection
 - Stormwater management
 - Sidewalks & road design
 - Landscaping , tree preservation & buffers
 - Historic preservation



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Land Development Code Update



Why Update the Code Now?



- It has been 20 years since the last major Code update
- Comprehensive Plan was updated in 2008
- Now it is time to:
 - Update the Code to better address new initiatives like livable communities, low impact development, and energy conservation.
 - Streamline to make it easier for real estate agents, developers, and residents to use and understand.
 - Find more ways to encourage quality redevelopment and design.
 - Create a “Quality Communities Code” for the County.



Quality Communities Code

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Relationship Between Quality Communities Code and the Comprehensive Plan



Comprehensive Plan	Quality Communities Code
Sets Goals and Policies for Future Development in Pinellas County.	Implements Comprehensive Plan's Goals and Policies with quality standards for development and redevelopment.
Recognizes the diversity of Pinellas County's communities.	Can tailor a mix of zoning districts, uses, densities and design to specific areas with unique character.
Identifies need for public facilities appropriate to serve existing and planned development.	Ensures public facilities meet required engineering and construction standards for quality development.
Identifies areas of environmental, cultural and historic significance that should be protected.	Provides flexible tools for managing impacts of development on sensitive areas.

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Key Themes for the QCC



Energy Conservation

- Promote development that reduces energy consumption and Greenhouse Gases
 - Compact mix of uses to allow travel by walking and bicycle
 - Building orientation in site development
 - Providing for alternative energy systems in QCC



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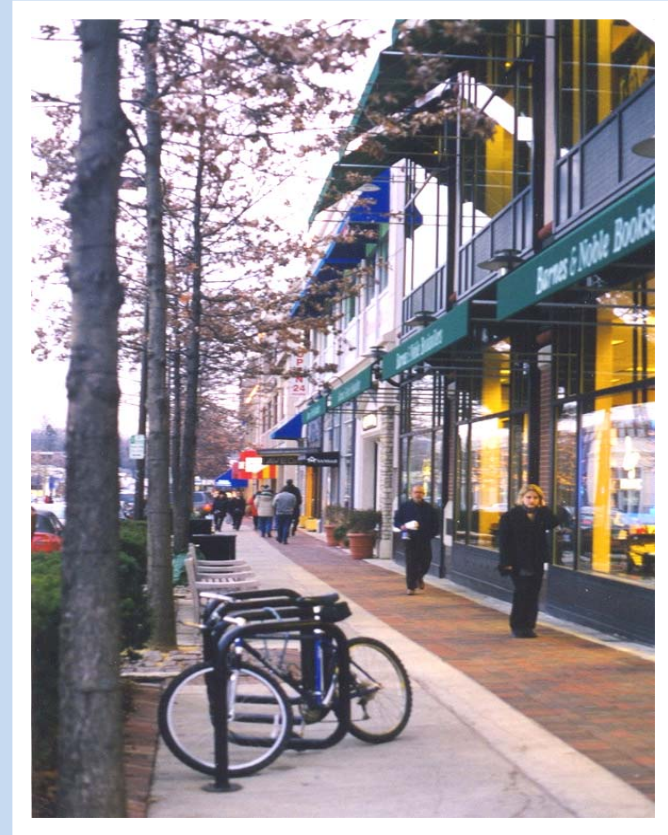


Key Themes for the QCC



Livable Communities

- Mix of land uses and higher density in appropriate locations to encourage live, work and play.
- Design standards for Complete Streets that support walking, transit, and bicycle use that is safe, comfortable and convenient.
- Plan for redevelopment patterns that improve street connectivity and interparcel connections



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Key Themes for the QCC



Housing and Neighborhoods

- Preserve character of existing residential neighborhoods
- Diverse housing types are accommodated
- Housing and jobs are in proximity to one another



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Key Themes for the QCC



Economic Development

- Attract businesses that specialize in innovation, research and development
- Allow certain limited industrial uses in commercial areas
- Ensure that adequate infrastructure is in place, e.g. regional stormwater



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Key Themes for the QCC



Disaster Management

- Make development patterns more resilient to natural disasters and adapted to climate change



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Key Themes for the QCC



Low Impact and “Green” Development

- LID and green building practices will be incorporated in many sections of the QCC
- Environmental sustainability will focus on natural resource protection and enhancement



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Key Themes for the QCC



Redevelopment

- Provide flexibility in the Code for responding to new challenges and opportunities
- Ensure compatibility with existing development



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Survey Questions



We want to hear what you think about:

- Energy Conservation
- Livable Communities
- Housing and Neighborhoods
- Economic Development
- Disaster Management
- Low Impact and “Green” Development
- Redevelopment

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Schedule of Activities



Pinellas County Quality Communities Code Timeline

Steps of Process	2010					2011												2012		
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1 Needs Assessment																				
2 Goals & Approach																				
3 Code Development																				
4 Review & Adoption																				
Stakeholder Focus Groups																				
Leadership Workshops																				
Community Meetings																				
Public Hearings																				

10/8/10

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How to Stay Involved



- Contact us with your ideas!
 - E-mail: codeupdate@pinellascounty.org
 - Mail: Pinellas County Planning Department
600 Cleveland Street, Suite 750
Clearwater, FL 33755
 - Phone: (727) 464-8200
- Visit the website
www.pinellascounty.org/Plan/codeupdate
 - Keep up with the latest news.
 - Sign up for the County Connection E-News and select “Planning” to automatically receive updates via email.
 - Join us on Facebook and Twitter.

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Questions?



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Please Complete the Survey



You are invited to...

- Visit the displays
- Talk with staff
- Please return your completed survey before you leave tonight

Thank you for coming!

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