



Land Development Code Update Workgroup

AGENDA

Thursday, September 27, 2012

2:00 PM – 4:00 PM

Pinellas County Strategic Planning & Initiatives

310 Court Street, Clearwater, Florida 33756 ~ (727) 464-8200

Conference Room – 1st Floor

1. Introductions and Overview of Planning & Code Relationships

2. Review Workgroup Purpose/Responsibility *(see proposal below)*

The purpose of this Workgroup is to provide County staff with ideas and feedback regarding proposals to update the Pinellas County Land Development Code. Proposed modifications to the Code will eventually be provided to the Local Planning Agency as they consider formulating recommendations for the Board of County Commissioners.

3. Relationship of Draft Code Changes to Results of the July 31st Collaborative Lab Event

4. Proposed Format and Organization of the Proposed New Code – Initiate Discussion of Residential Codes

5. What's Next ?

- Decide next steps
- Schedule future meetings

6. Process for Information Sharing

Summary of Code Update Meeting Results

Summary of the September 27, 2012 Workgroup Meeting

Pinellas County Land Development Code Update Workgroup

September 27, 2012 Meeting Results

- The meeting officially started at 2:17pm
- Those present included members of the public: Jake Stowers, Steve Englehardt, Robert Pergolizzi, Roger Wilson, Cyndi Tarapani, and Deborah Martohue; County staff: Marcella Faucette, Liz Freeman, David Sadowsky, Gordon Beardslee, Ryan Brinson, John Cueva, Marc Mariano (consultant), Al Navaroli, and Glenn Bailey.
- **Agenda Item #1: Introductions and Overview of Planning & Code Relationships**
 - Gordon began the meeting by going over the unincorporated area map and describing the unincorporated communities that are governed by the Land Development Code
 - Gordon then briefly explained the relationship between the Comprehensive Plan and the Code, describing sustainability as the overarching theme
- **Agenda Item #2: Review Workgroup Purpose/Responsibility**
 - Gordon read the Workgroup Purpose/Responsibility Statement
 - Gordon answered a timeframe question from Mr. Wilson, stating the final Code product is not anticipated to be completed until the Summer of 2014, however the Code may be presented to the BCC and updated in segments
 - Mr. Stowers recommended that that Development Review portion be done early
 - Mr. Stowers questioned how we could preserve neighborhood character, and Gordon responded by stating that it could be addressed through design criteria
 - The Workgroup members were satisfied with the purpose statement as written
- **Agenda Item #3: Relationship of Draft Code Changes to Results of the Collaborative Lab**
 - Liz covered this item
 - All were satisfied with the interpretation of the relationship between the draft code changes and the Collaborative Lab results
- **Agenda Item #4: Proposed Format and Organization of the Proposed New Code**
 - Gordon summarized the *Basic Changes Being Considered for the Zoning Code* (handout)
 - Mr. Pergolizzi had a question regarding Affordable Housing requiring a level 3 review. Marc explained that it was for those in single family zoning districts only
 - The group agreed that classifying levels of review as 1, 2, and 3 makes things simpler and more intuitive
 - Ms. Martohue suggested looking at Alternative Development Options (non-use variances) similar to what Miami-Dade does (as an alternative to hardship variances)
 - Liz stated that a goal is to have more routine things done at the Administrative level instead of applicants having to go to the Board of Adjustment
 - Mr. Englehardt stated that changes should empower staff more
 - Mr. Stowers requested that staff send the group the Special Exception criteria for review
 - TOD density questions were brought up, which the group was okay with as written

- The group liked the idea of increasing maximum potential densities in the RM zoning district as based on the applicable FLUM category
- The group also supported introducing the potential for limited neighborhood-scale office and commercial uses in RPD districts
- The group was also ok with not planning major rezonings as a result of Code changes, and with eliminating some unused zoning districts
- Gordon then presented the group with PowerPoint slides showing real world examples of various zoning districts
- He finalized the PowerPoint discussion with an overview of the proposed R-5 zoning district, with which the group was ok with following some discussion and clarifications
- Next, Marc covered proposed design criteria, which initiated some questions/discussion
 - There is an issue with multifamily and townhouse definitions based on type of ownership – this will be rectified
 - Façade orientation in the RM District needs to be clarified
 - Other issues with RM include setbacks from single family residential uses in relation to multifamily building heights and unit entrance locations facing roadways that are distant from designated parking areas
 - There are drive aisle inconsistencies and emergency vehicle access issues as well. There needs to be at least one drive aisle to link buildings to parking spaces
 - Mr. Stowers recommended having ‘guidelines’, not ‘shalls’ because the infill and redevelopment ‘reality’ makes ‘shalls’ difficult sometimes
 - Mr. Englehardt recommended we have photos at the next meeting that show the design criteria
 - It was recommended to let LID count up to 100% of the open space criteria, instead of the currently proposed 50%
 - It was also recommended that we use buildable site area instead of floor area to calculate the commercial/office component in the RPD district, and require that the residential component of the RPD be in place prior to commercial/office being constructed. There was some disagreement with the first point, however, and it may be beneficial to discuss the issue of site area vs. floor area further
- **Agenda Item #5: What’s Next?**
 - The group decided to meet next on the afternoon of October 18, 2012
 - The topic of discussion will be to continue the residential zoning districts (with changes following today’s meeting) and to start reviewing definitions
- **Agenda Item #6: Process for Information Sharing**
 - This Item was not discussed by the group.

County-Defined Goals Regarding the Land Development Code Update

- Create a more readable and user-friendly Code (including streamlined review processes) and provide additional guidance and flexibility to address redevelopment challenges.
- Promote quality, livable communities that reflect the diversity of the County by encouraging a mix of land uses and higher densities at appropriate locations, preserving existing neighborhood character, providing safe, comfortable and efficient opportunities for walking, bicycling and transit use, and accommodating diverse housing types and housing choices that are in close proximity to jobs.
- Create regulations that support a more sustainable future by protecting and conserving natural and historic resources, and promoting development patterns and site design that enhance resiliency and promote energy efficiency.
- Have a Code that helps achieve economic goals, including job creation.

Major Themes identified during the Collaborative Lab Event

- Promote economically feasible redevelopment through creative development options. Allow a wide variety of land uses for each property, as appropriate based on location, site conditions, area compatibility, infrastructure, and market forces. Protect neighborhoods from incompatible development. Increase density as a right within ¼ mile of premium transit stops. Increase site design flexibility and opportunities for mixed use.
- Require Low-Impact Development (LID) for stormwater treatment. Insert flexibility by allowing some of these systems to count toward meeting open space, landscaping and setback requirements. Create incentives for stormwater collaborations and/or regional stormwater sites. Remove curb requirements in parking lots to encourage stormwater retention in internal islands. Remove rigid landscaping requirements to provide more flexible landscape treatments.
- Take measured steps in redevelopment to match availability of natural resources. Plan for infrastructure needs. Continue conservation efforts. Sustainable communities and developments should be a goal.
- When possible, replace inflexible hard-line singular numerical standards with flexible, performance-based alternatives. Provide greater flexibility by allowing administrative approval of minor variances. Examine development review process to improve efficiencies and coordination. Make the Code language concise and understandable.

Chapter 138 - ZONING

ARTICLE I.- IN GENERAL

ARTICLE II.- ADMINISTRATION AND ENFORCEMENT

ARTICLE III.- ZONING DISTRICTS CREATED; ZONING MAP

ARTICLE IV.- RESIDENTIAL AND AGRICULTURAL DISTRICTS

ARTICLE V.- COMMERCIAL AND INDUSTRIAL, MULTIUSE DISTRICTS

ARTICLE VI.- SPECIAL DISTRICTS

ARTICLE VII.– USE SPECIFIC DEVELOPMENT STANDARDS

ARTICLE VIII.– GENERAL DEVELOPMENT STANDARDS



Land Development Code Update Workgroup

September 27, 2012

A-E, Agricultural Estate Residential District

P-E



09.14.2012 10:07

A-E



09.14.2012 11:35

E-1, Estate Residential District





E-1



E-1

R-R, Rural Residential District

R-R



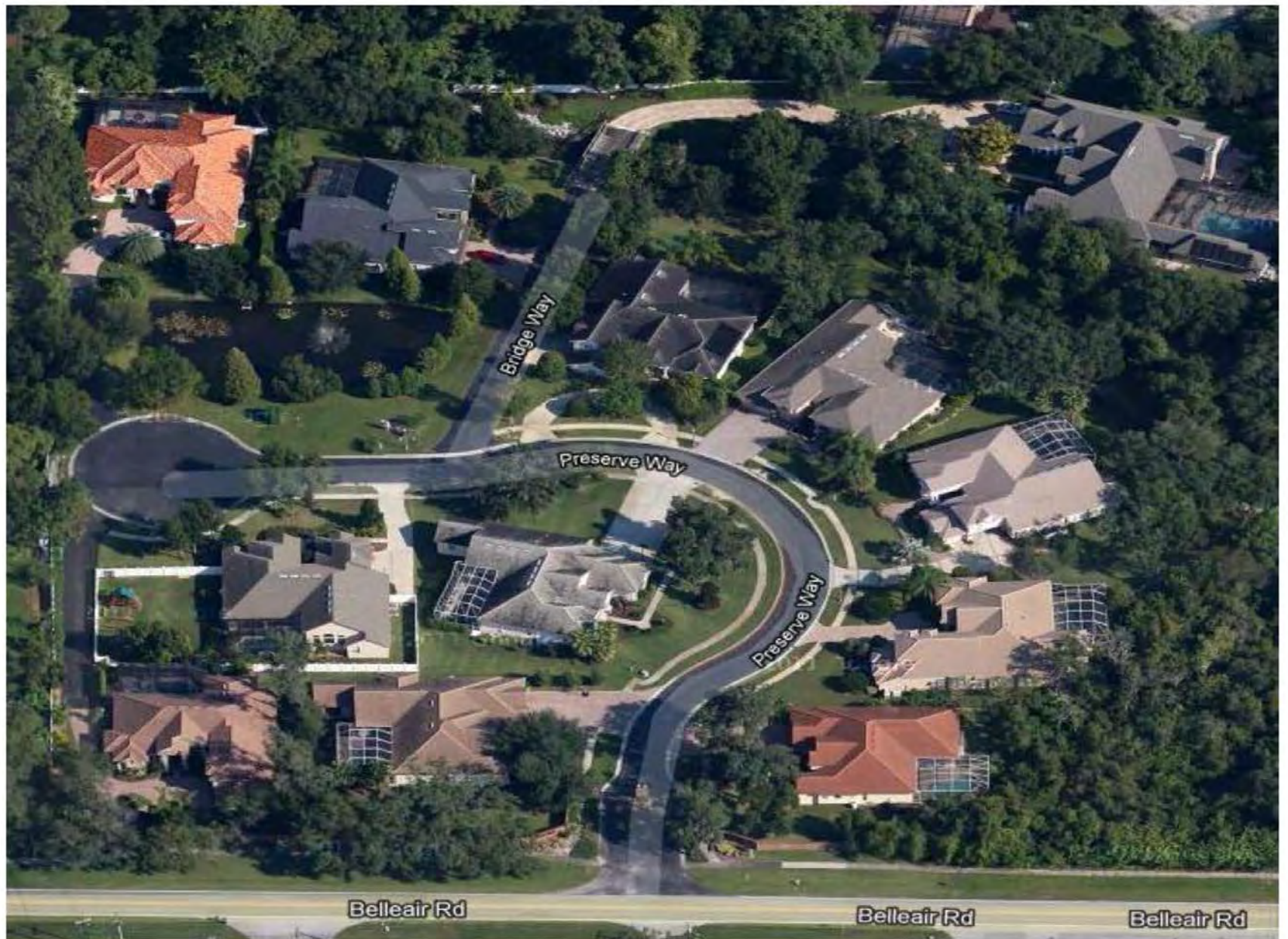
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R-R



09.14.2012 10:18

R-1, Single Family Residential District



R-1



R-1

R-1



09.14.2012 10:23



R-1

R-2, Single Family Residential District





[Report a problem](#) Image Date: June 2011

R-2



09.14.2012 10:25

R-3, Single Family Residential District



R-3



[Report a problem](#) Image Date: April 2011

R-3

R-3



09.14.2012 10:27

R-3



09.14.2012 10:28

R-4, One, Two & Three Family Residential District



R-4



[Report a problem](#) Image Date: April 2011

R-4



R-4



R-4

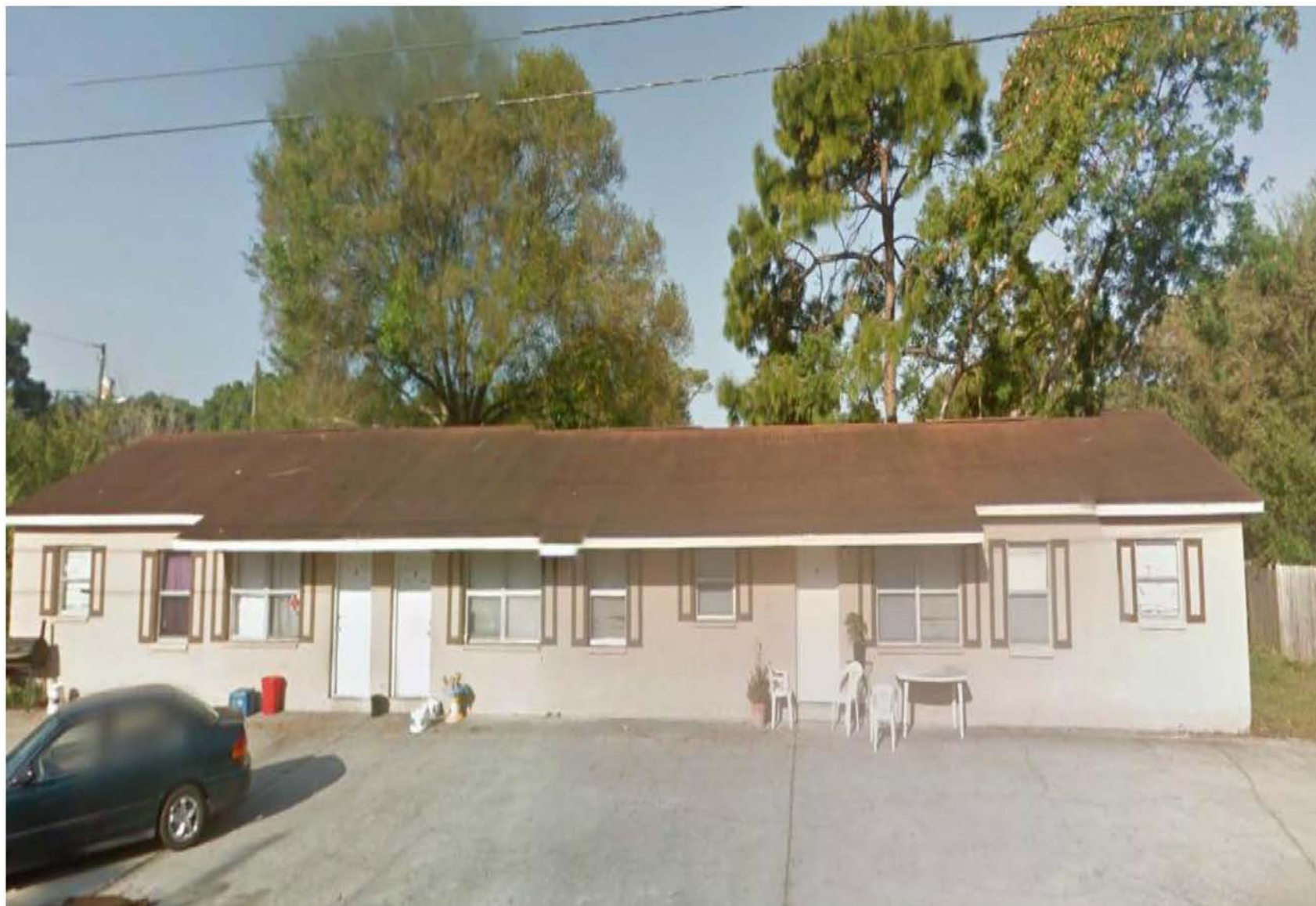
R-4



09.14.2012 11:11



R-4- Duplex



R-4 Triplex

RPD, Residential Planned Development Districts:

RPD-5

RPD-7.5

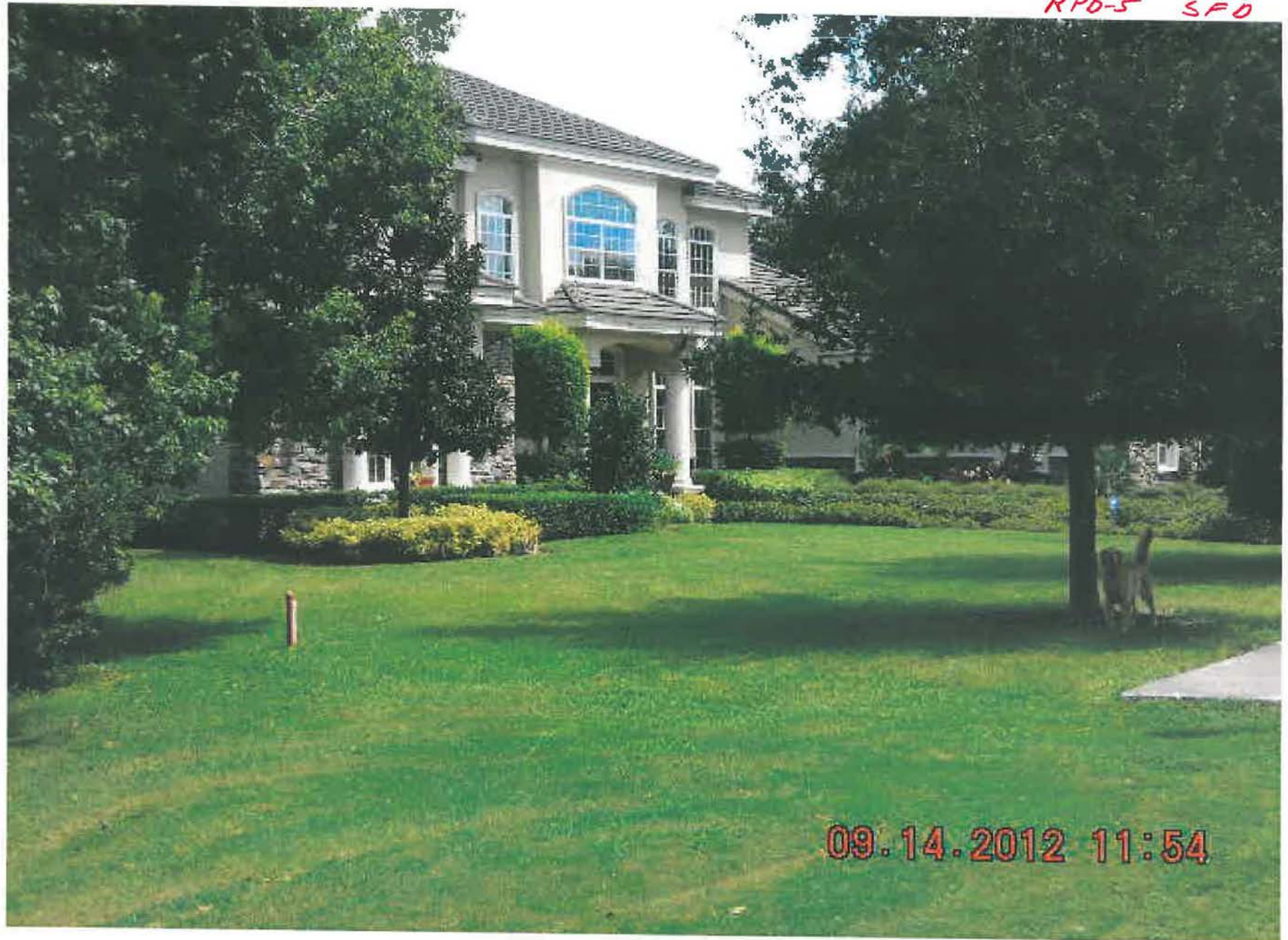
RPD-10

RPO-5 SFO



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RPD-5 SFO



09.14.2012 11:54

RPD-5



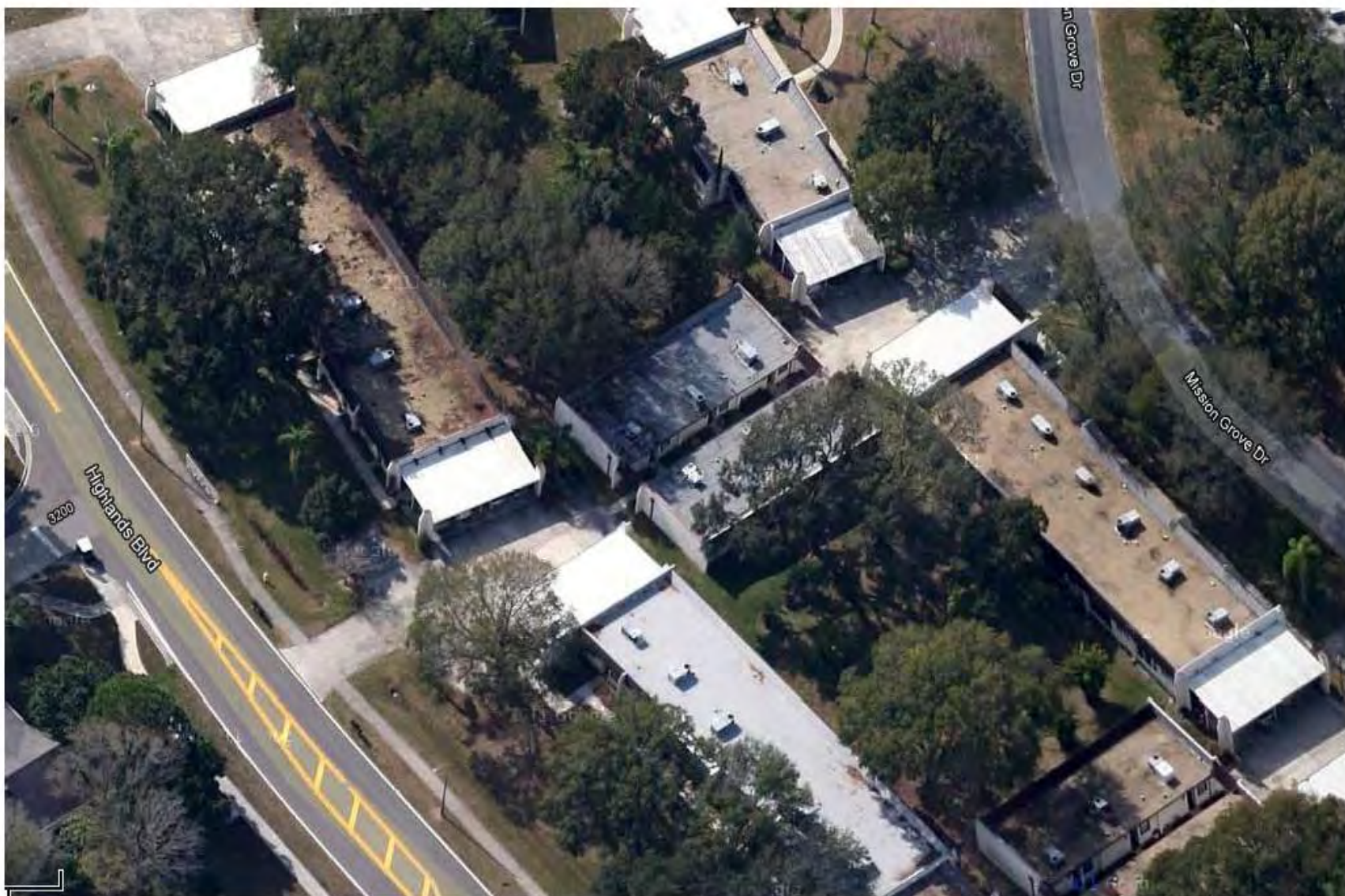
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RPD-7.5



RPD-7.5



RPD-10



RPD- 10