

**Pinellas County Land Development Code Update**  
**November 20, 2014 Meeting Summary**

**Pinellas County Land Development Code Update Workgroup**  
**Thursday, November 20, 2014 Meeting Results**

**Agenda Item #1: Call to order**

- The meeting started at 1:00 pm.
- Those present included: Jim Millspaugh, Steve Englehardt, Robert Pergolizzi, and Michael Hendry; County staff: Jake Stowers, Rahim Harji, Cliff Still, Cindy Margiotta, Dave Sadowsky, Gordon Beardslee, Liz Freeman, John Cueva, Renea Vincent, Rodney Chatman, Blake Lyon, Roberta Korcz, Kelli Levy, Ryan Brinson, and Glenn Bailey; consultant: Ryan Givens.

**Agenda Item #2: Review September 18<sup>th</sup> meeting summary**

The workgroup agreed that the summary accurately reflected the previous meeting discussion.

On a side note, Robert Pergolizzi questioned where the Parking Ratio of 3.47 stalls per bed for Hospitals came from and suggested that the figure be rounded up to 3.5. Ryan indicated that the parking ratio numbers were obtained from the ITE Parking Manual and that he agreed with the suggestion to round up to 3.5 stalls per bed for Hospitals. Also, Robert asked if anything had to be changed in the administrative parking reduction section, since Pinellas Green Light did not pass in the recent election. Gordon mentioned that the 30 minute or less headways were not based upon the anticipated headways in the Greenlight Pinellas Plan and that there are corridors throughout the County that currently have 30 minute headways. The workgroup asked that the 30 minute or less headways be for AM and PM Peak Hour times only and wanted to staff to research what corridors have 30 minute or less headways and if the existing headways would be impacted with the current operational constraints PSTA is experiencing. Gordon asked if Ryan could provide a graphic for measuring the height for pitched roofs, Ryan said that he would include one at the next meeting.

**Agenda Item #3: Stormwater manual overview and listening session**

Rahim Harji with the Public Works Department introduced and shared with the workgroup a PowerPoint presentation dealing with the proposed stormwater manual. Rahim told the workgroup that the County's proposed Storm Water Manual will consolidate all stormwater quality and quantity requirements in one central location. The manual will also provide a number of mechanisms to meet these requirements that would include Low Impact Development techniques. The manual does not deviate from typical stormwater quantity and conveyance requirements however, in an effort to promote redevelopment and provide adequate water quality treatment; the manual will include a pollutant reduction methodology when calculating the required water quality treatment. This will enable the development

community to utilize a variety of BMPs, not just typical wet or dry ponds, to meet their water quality requirements. Rahim concluded the overview by telling the workgroup that a stakeholder group will be convened to review the manual that will include both public and private participants.

**Agenda Item #4: Review changes to the Parking and Loading Standards based on last meeting:**

Ryan Givens reviewed with the Workgroup the actions and changes made to *Article X- Proposed General Community Design Elements, Parking and Loading, Landscaping, Habitat Protection, and Wetland Buffers and Fences and Walls* based on the discussion from the September 18, 2014 workgroup meeting.

- Robert Pergolizzi had comments regarding **Section 138-1603**. He mentioned the challenge to installing a bicycle rack in such close proximity to the building entrance could be challenging. The group decided to include language that the bicycle rack must be within 100 feet of the building entrance.

**Agenda Item #5: Review changes to the Fences and Walls Standards based on the last meeting:**

- The Workgroup discussed the requirements contained subsection 138-1701 and decided that the code needs to include the flexibility to measure the fence height from nearest adjacent grade or the centerline of the adjacent roadway or the outside edge of pavement.
- The Workgroup also asked about the maximum overall height for fences with barbed wire. The allowances in the current code were satisfactory to the group.
- The Workgroup also asked that provisions be included in the code that recognizes special requirements that may be contained in Specific Use Standards or Special Districts.

**Agenda Item #6: Discuss Landscaping, Habitat Protection, and Wetland Buffer Standards:**

- Ryan began the discussion by reviewing the landscaping flowchart with the Workgroup.
- Steve Englehardt questioned how the current code standards would affect a change of tenant in an existing shopping center. Blake, Cliff and Jake discussed the code applicability to various redevelopment scenarios.
- Rodney brought up trying to tie landscape improvement standards to an increase in impervious surface area as is contemplated in the Stormwater Manual (1,500 sf or so).
- Ryan and Blake discussed an approach that triggers a certain amount of landscape improvements based on the value of the redevelopment project.
- Ryan reiterated that different redevelopment scenarios will be further refined in the Nonconformities section.

- Jim Millsbaugh noted that the change of use regulations must not discourage redevelopment.
- The Workgroup had a lot of discussion on the 3% set aside for undeveloped parcels of 10 acres in size or larger. It was decided that the 3% set aside be removed from the code.
- Cliff wanted clarification on the removal process for Tier 1 trees on single family lots. The Workgroup decided that tree removals for properties zoned R-5 and below are exempt from the removal requirements.
- Ryan gave an overview of the proposed Tree Rating System. The Workgroup wanted to make sure that an arborist is not required to submit for a tree removal permit. Ryan explained that a property owner may choose to hire an arborist to move through the process more quickly.
- Michael explained that ISA has tree removal criteria and Jake suggested that the rating system be revised to reflect the latest ISA guidance.
- Jake questioned the validity of the Tree Bank and Kelli confirmed that those funds are under the control of the Parks Department for exotics removal.
- Ryan gave an overview of the types of situations where tree removal mitigation is exempted.
- Cliff suggested that mangroves be removed from the list of protected trees but the group clarified that oversight of mangroves is performed by Pinellas County Water and Navigation.
- Jake directed the group to add buttonwood trees to the Protected Trees list.
- Blake questioned the final approval authority for tree issues and the group agreed that the County Administrator or designee is responsible.
- Michael discussed the tree shortage for larger sizes of trees and the code needs to have the flexibility to allow for smaller trees based on market conditions.
- Ryan discussed Street Tree parameters and Gordon asked for clarification on the maintenance responsibility.
- Cliff and Steve Englehardt further discussed the regulatory and permit requirements for trees in various conditions.
- The Workgroup had a lot of discussion on the minimum trees that are required to be planted per lot (shade vs. accent). Renea and Michael suggested that the code should require at least 1 shade tree per lot as long as you have the minimum acceptable planting area.
- Gordon suggested that the number of shade/accent trees should be adjusted for lots between 3,000-6,000 sf.
- Jake wanted all palms trees removed the Approved Plant List, except for cabbage palms. He also supported an allowance for other types of palms if they are part of a “themed” landscape plan.

- Robert Pergolizzi asked how the increase in the perimeter landscape buffer affects various redevelopment scenarios.
- The Workgroup wanted to exempt the 8-foot buffer requirement for properties zoned R-5 or higher.
- The Workgroup wanted the code to have landscape irrigation flexibility for plantings that may not require as much water.
- Jake mentioned the challenges with requiring automatic irrigation.
- Steve Englehardt and Blake supported relying on the “required maintenance” section of the regulations to ensure that the landscaping is maintained properly.
- Robert Pergolizzi asked for clarification and flexibility in how the perimeter buffer is calculated. After a lengthy discussion, the group supported using a percentage of lot depth methodology to calculate this buffer.
- Ryan, Blake and Liz discussed the buffering requirements and the ability to combine and/or average them across the property.
- Robert Pergolizzi and Steve Englehardt supported the reduction of the landscape buffer from 8 feet to 5 feet or a percentage of lot depth (possibly a minimum of 5 feet with a maximum of 10 feet).
- Blake suggested that the code should allow for arbors or similar structures for more constrained site. Ryan agreed to include performance criteria to allow for creative approaches to landscaping.
- The Workgroup concluded the meeting with a robust discussion on compatibility with SWFWMD requirements for buffers, etc.

**Agenda Item #7: Confirm next meeting date (December 18<sup>th</sup> proposed):**

- Meeting date and time was confirmed for December 18, 2014 from 1:00-3:00.
- The meeting adjourned at 4:05 pm.