



Legislation Text

File #: 20-0185, **Version:** 1

MOTION TO ACCEPT ARTICLE1 - PURPOSE OF THE LAND DEVELOPMENT CODE UPDATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. The City of Pembroke Pines has contracted with Calvin Giordano and Associates (CGA) to update the City Land Development Code. The general goals of the Land Development Code update include the following:

- ☐ To consolidate most development related activities / regulations into one area of the Code.
- ☐ To make the Code easier to understand for all parties.
- ☐ Ensure all development applications and processes are updated to current practices.
- ☐ To review current Code and remove obsolete uses / regulations / zoning districts.
- ☐ To ensure the Code remains consistent with Comprehensive Plan.
- ☐ To strengthen the Code from a legal perspective.
- ☐ Free the Code of contradictions and cross referencing errors.
- ☐ Encourage public participation.

2. The expected work product will primarily reflect the reorganization and clarification of the existing Land Development Code guidelines and development process for easier use and understanding. The current Land Development Code sections are still in the same basic format it was adopted over 50 years ago.

3. It is also anticipated that certain sections of the land development Code and processes will be reviewed and potentially modified during this exercise. Both CGA, staff and legal are taking care to propose Code changes which will not create significant non-conformities throughout the City.

4. The identified target audiences of the Land Development Code Update include the following:

- ☐ Residents / Public
- ☐ Developers
- ☐ Business Owners
- ☐ Legal Community
- ☐ City Staff
- ☐ City Advisory Boards

5. The City consultant Calvin Giordano and Associates, Incorporated role in this process includes the following:

- ☐ Overall technical assistance in drafting the Code update.
- ☐ Help facilitate public participation
- ☐ Attend and participate in staff meetings and public meetings.
- ☐ Website & Graphics creation
- ☐ Coordinate and attend stakeholder interviews.
- ☐ Create drafts and revisions to the Code based on stakeholder input.

6. **Public Meetings / Outreach Related to this Meeting**

Calvin Giordano and Associates is contracted to complete the Land Development Code updates by September 2020. To date, the following meetings have taken place related to this project:

- ☐ **November 19, 2018** City Commission meeting: Approved the City budget which included the funding of the Land Development Code Update project.
- ☐ **January 30, 2019** City Commission meeting: Contract Proposal received by Calvin, Giordano & Associates
- ☐ **March 11, 2019** City Commission meeting: Contract Accepted by City of Pembroke Pines
- ☐ **June 13, 2019:** Joint Advisory Board, Kick- off Meeting (Public Meeting)*
- ☐ **June- August 2019:** Internal Staff Meetings
- ☐ **August 28, 2019:** Open House #1 (Public Meeting)
- ☐ **September, 2019:** Annotated Outline Created
- ☐ **October 10, 2019:** Project Update provided to Joint Boards (Public Meeting)*
- ☐ **October 15, 2019:** Staff Working Group (Public Meeting)**
- ☐ **October 29, 2019:** Staff Working Group (Public Meeting)**
- ☐ **November 19, 2019:** Staff Working Group (Public Meeting)**
- ☐ **December 03, 2019:** Staff Working Group (Public Meeting)**
- ☐ **January 07, 2020:** Staff Working Group (Public Meeting)**
- ☐ **January 21, 2020:** Staff Working Group (Public Meeting)**
- ☐ **February 4, 2020:** Consultant Meeting with Environmental Advisory Board - Green Building / Sustainability (Public Meeting)
- ☐ **February 18, 2020:** Staff Working Group (Public Meeting)

*Joint Board meetings include members from the Planning and Zoning Board, Economic Development Board, Environmental Advisory Board, Board of Adjustment

**Staff Working Group meetings include CGA as well as select members of Planning, Zoning and relevant other City staff members as well as members of the public.

7. **Other Public Outreach**

In addition to the meetings above, CGA created a microsite which is accessible from the City webpage which lists documentation and action minutes relating to staff working group meetings. Microsite includes all formal presentations related to the Land Development Code update, responses from survey documents provided at certain meetings, and staff working group action minutes. The site also allows for feedback from the public which is collected on a monthly basis.

8. Based on the meetings above, Calvin Giordano and the City have started to create an overall outline as to the organization of this Code. Both the City staff and consultant have agreed to reorganize the proposed Land Development Code into the following general Articles as stated below:

- ☐ Article I: Purpose
- ☐ Article II: Definitions
- ☐ Article III: Administration - Summary of development application types and processes
- ☐ Article IV: Zoning Districts - List of all zoning districts with general development criteria specific to that zone.
- ☐ Article V: Use Regulations - Creation of a use table which outlines uses and the zone in which those uses are permitted. Additional criteria for specific uses (ie. Schools, Adult Entertainment)
- ☐ Article VI: General Zoning Regulations - Site specific supplemental regulations which apply to more than one zoning district (ie: Land Use separation requirements, accessory structures, driveways)
- ☐ Article VII: Development Regulations - Other larger scale regulations related to a site. (ie. Signage, Lighting, Landscape)

9. The City Commission at its January 15, 2020 meeting endorsed staff's proposed review process for the reorganization of this large document. Under the proposal, staff would bring each article separately to the Planning and Zoning Board for consideration. Each individual article would then be transmitted to the City Commission for acceptance. After discussion with legal, it was encouraged that staff present first reading of the entire document once all articles have been accepted. Second reading of the entire document would occur thereafter. It is anticipated that first reading would occur in November and Second Reading in December with the new Code taking effect on January 1, 2021.

10. Tonight, the City is proposing article 1 of the Land Development Code update entitled, "Purpose". The purpose will replace 155.001 - 155.007 of the Code of Ordinances. The purpose has been updated to reflect a new numbering system as well as updated provisions which address not only the purpose of the document but also various legal provisions related to the creation of this Code.

11. The Planning and Zoning Board at its January 23, 2019 meeting voted to transmit article 1 to the City Commission with a favorable recommendation.

12. Following a presentation by Planning and Economic Development Department staff, administration recommends City Commission make a motion to accept Article 1 of the Land Development Regulations.

FINANCIAL IMPACT DETAIL:

- a) Initial Cost:** None.
- b) Amount budgeted for this item in Account No:** Not Applicable.
- c) Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) 5 year projection of the operational cost of the project:** Not Applicable.
- e) Detail of additional staff requirements:** Not Applicable.