

City of Pembroke Pines, FL

601 City Center Way Pembroke Pines, FL 33025 www.ppines.com

Legislation Text

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File #: 20	0-0185, Version: 1
МОТІО	N TO ACCEPT ARTICLE1 - PURPOSE OF THE LAND DEVELOPMENT CODE UPDATE.
SUMM	ARY EXPLANATION AND BACKGROUND:
	City of Pembroke Pines has contracted with Calvin Giordano and Associates (CGA) to update the City evelopment 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.
Develop	expected work product will primarily reflect the reorgainzation and clarification of the exisiting Landment Code guidelines and development process for easier use and understanding. The current Landment Code sections are still in the same basic format it was adopted over 50 years ago.
and pote	also anticipated that certain sections of the land development Code and proceeses will be reviewed entially modified during this exercise. Both CGA, staff and legal are taking care to propose Code which will not create significant non-conformities throughout the City.
4. The i	dentified target audiences of the Land Development Code Update include the following:
	Residents / Public
	Developers
	Business Owners
	Legal Community
	City Staff

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

City Advisory Boards

File #: 20-0185, Version: 1		
	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. <u>Pul</u>	olic Meetings / Outreach Related to this Meeting	
	Giordano and Associates is contracted to complete the Land Development Code updates by mber 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)** 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 /	

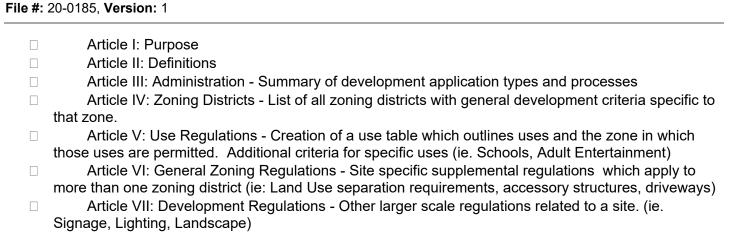
7. Other Public Outreach

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:

[□] **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.



- 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.