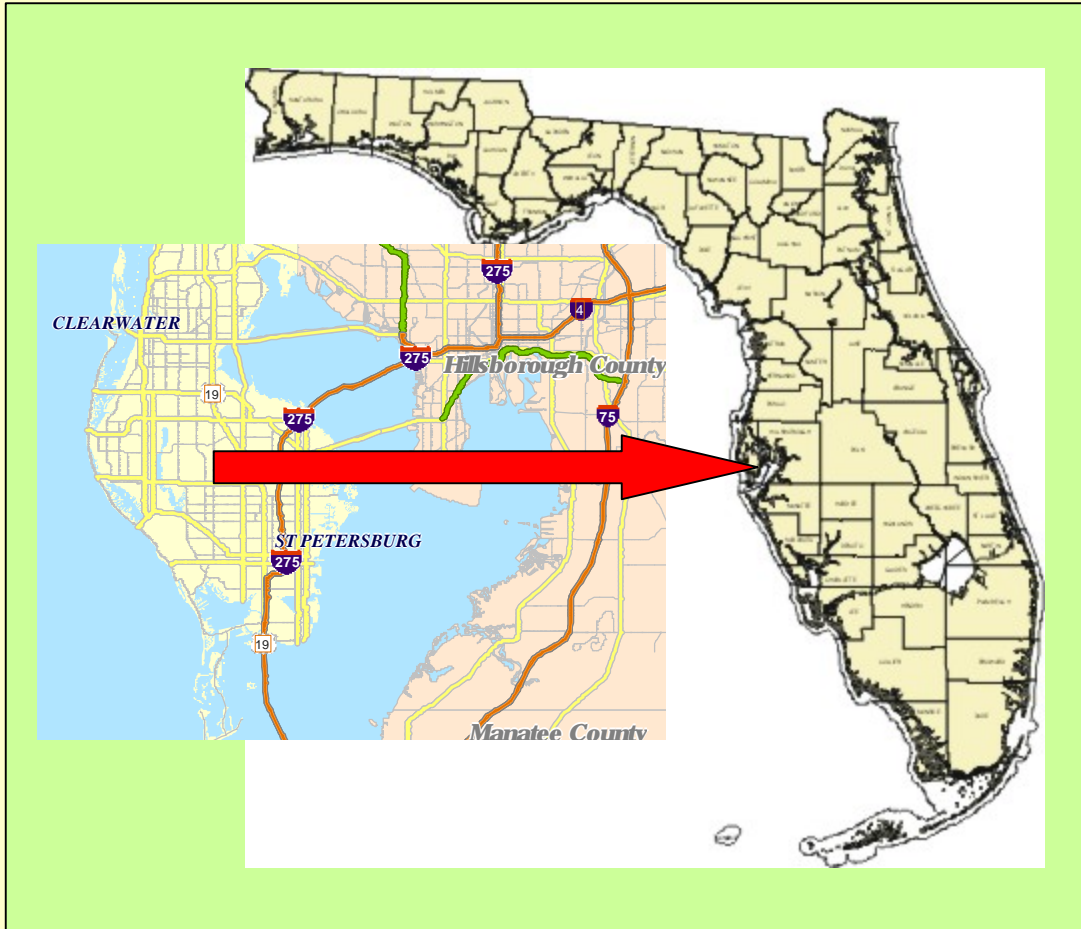


# **APPLYING THE VISION**

**THE L.D.R. CODE RE-WRITE  
ST. PETERSBURG**

**Bob Jeffrey, Assistant Director, Development Services**

# ST. PETERSBURG FLORIDA



- **POPULATION**  
**248,232**
- **MEDIAN AGE 39.3**
- **4<sup>TH</sup> LARGEST FL.CITY**
- **60.9 SQUARE MILES**
- **234 MILES OF  
COASTLINE**
- **6.4 PERSONS PER  
ACRE**
- **COUNTY  
POPULATION**  
**921,482**

# ST. PETERSBURG A RICH HISTORY OF CITY PLANNING



**1920's**



**1940's**



**1970's**



**2000's**

Many successes to date, despite our recent suburban code... Each project requires a multitude of variances which has allowed us to extort good design....

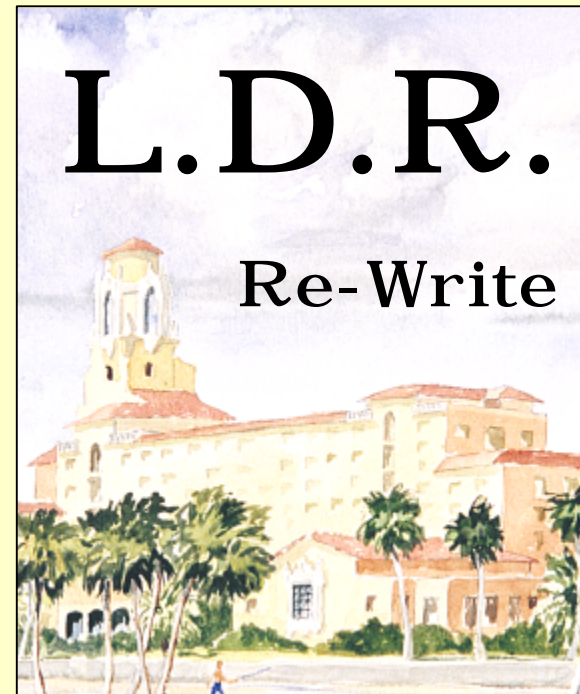
# THE ST. PETERSBURG APPROACH..... A COMMITMENT TO PUBLIC INPUT

## CREATE THE VISION



**ADOPTED 2002**

## IMPLEMENT THE VISION



**PENDING ADOPTION  
2006**



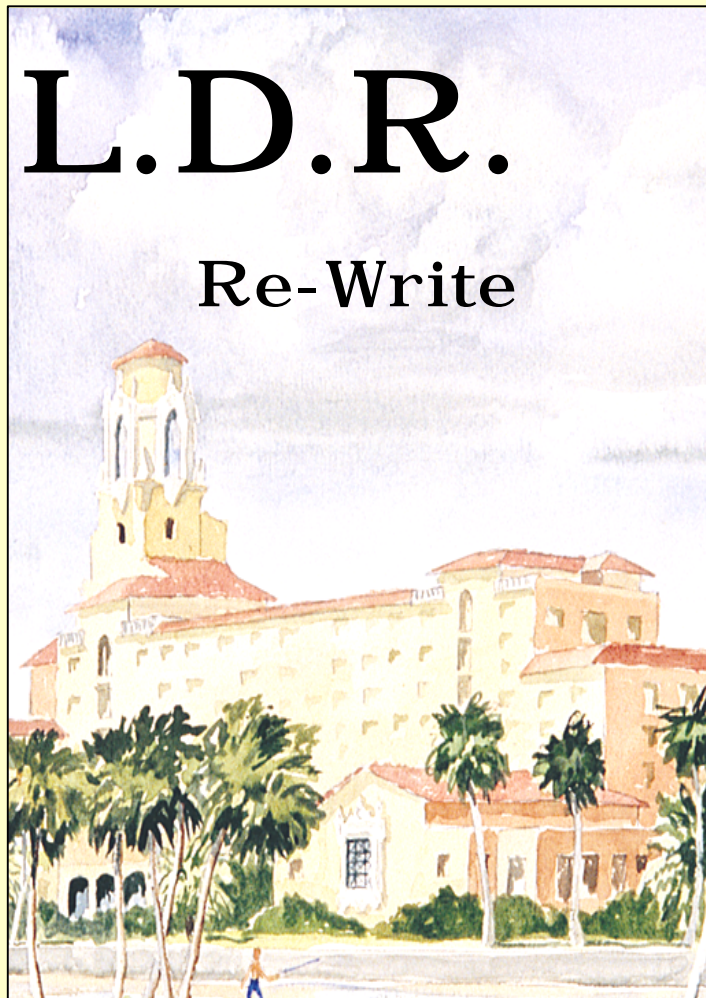
# ST. PETE VISION 2020

## ST. PETE VISION 2020

- Developed by the community (citizens, Planning Commission, City Council, Chamber of Commerce and city staff)
- 7 week educational series
- Visual preference survey
- Citizen Charrette



# RE-WRITING THE LDR'S

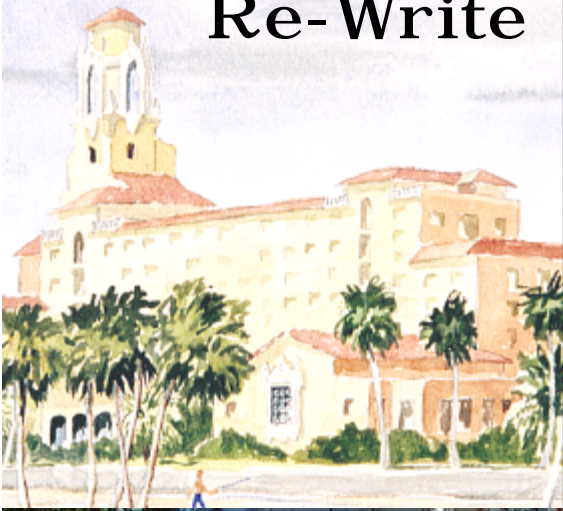


- Consultant Mark White, White and Smith Planning and Law (formerly F.L.C.)
- Continued participation of Vision 2020 participants
- Pitched the old and started over
- **New regulations based on City framework, built environment and existing platted land**
- Create the desired urban form



# L.D.R.

## Re-Write



## RE-WRITING THE LDR'S PROCESS

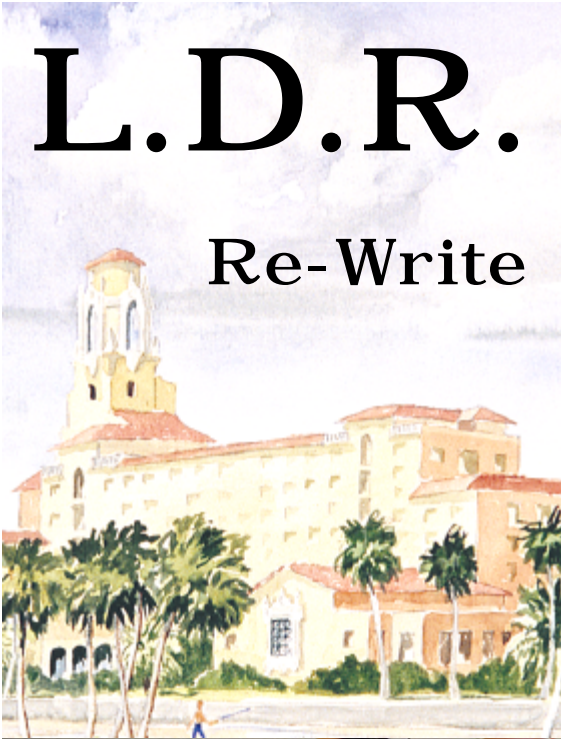
- Committee process for each district
  - Site visits
  - Discussions based solely on topic
  - Determine what the group likes then write the code around it.





# L.D.R.

Re-Write



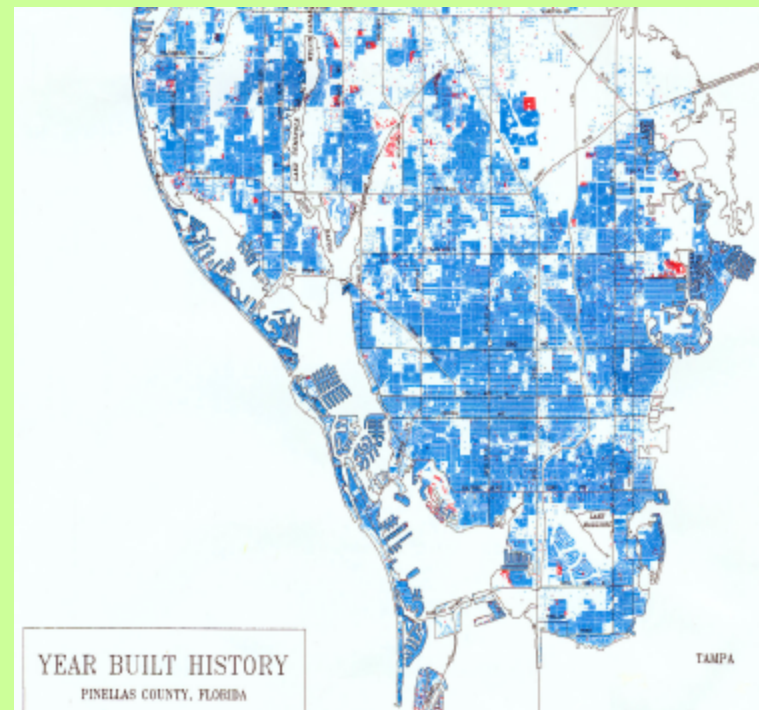
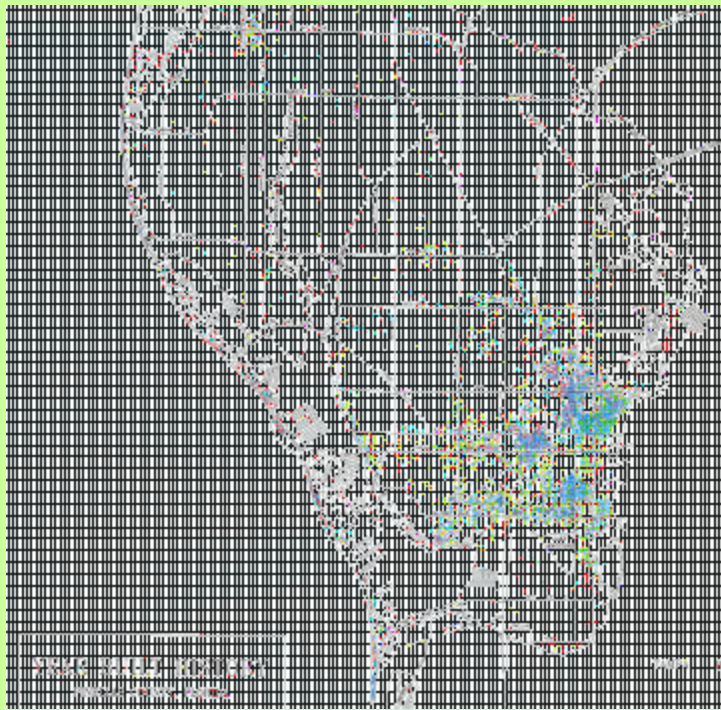
## RE-WRITING THE LDR'S PROCESS

- Model building...
  - Lets the participants solve the problem
  - Addresses scale and mass
  - Addresses ancillary issues like parking, green space and retention issues





# WHY SHIFT FROM A GREENFIELD TO FORM BASED CODE?



1920

WE ARE OUT OF LAND

2000

# NEW AND CREATIVE ANSWERS ARE ON THE HORIZON



# REDEVELOPMENT OPPORTUNITIES EXIST ON EVERY BLOCK



# GREENFIELD CODES VERSUS INFILL CODES

- DENSITY
- INTENSITY
- USE
- SETBACKS
- PARKING
- IMPERVIOUS  
SURFACE RATIOS

- **ALL THE ABOVE  
PLUS**
- DESIGN  
REGULATIONS
- CONTEXTUAL  
RELATIONSHIPS
- ORIENTATION AND  
SITING OF  
COMPONENTS



# WHY ADDRESS CONTEXTUAL ISSUES



**BRILLIANT  
DESIGN**



# YOUR EXISTING CODE UNCHECKED

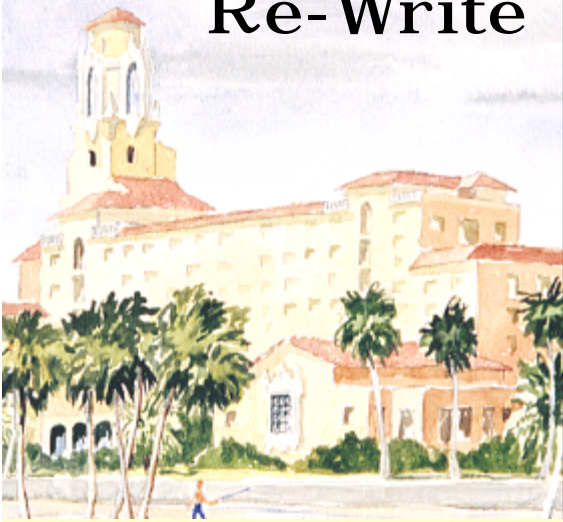
Just what is the development potential of your existing code?  
Many times it is more than what you or the community anticipates.





# L.D.R.

Re-Write



## GOALS AND OBJECTIVES OF THE NEW CODE

- Maintain the small town scale and the unique character that makes St. Pete stand out as an individual City
- Allow flexible use of land which provides market driven investment
- Improve aesthetics, strive for quality, durable architecture
- Maintain wide sidewalks and rights-of-way and improve pedestrian and other non-auto oriented movement

# THE FRAMEWORK OF ST. PETERSBURG AND THE NEW CODE

## TRADITIONAL



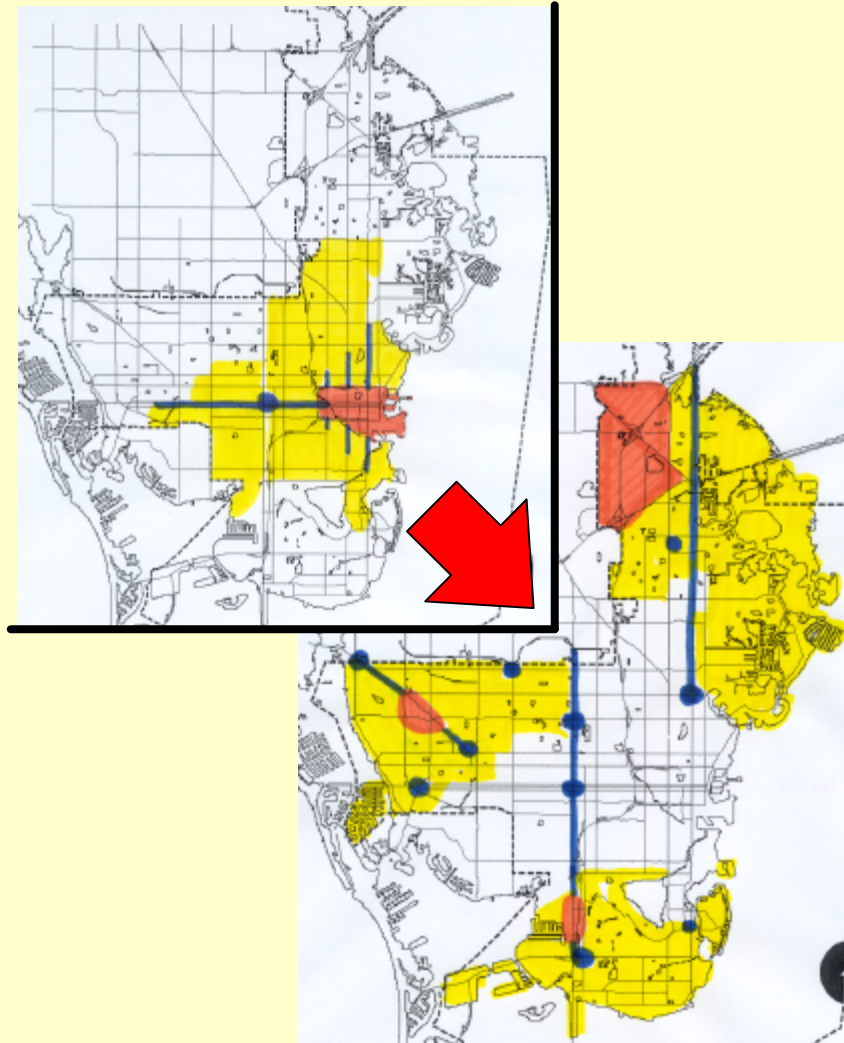
NEIGHBORHOODS



CORRIDORS



CENTERS



## SUBURBAN



NEIGHBORHOODS



CORRIDORS



CENTERS



# NEIGHBORHOODS

Define the exact urban form



# BE PRESCRIPTIVE IN ALL ASPECTS OF THE CODE

Overall dimensions don't work. Specify where the roof line is to begin, or where additional setbacks are required based on height.





# NEIGHBORHOOD DESIGN STANDARDS

Create Consistent Patterns



# NEIGHBORHOOD DESIGN STANDARDS

## The Traditional Neighborhood Example





# INCREASING DENSITY... MAINTAINING SINGLE FAMILY CHARACTER



- Garage apartments
- Multi-family that looks like single family



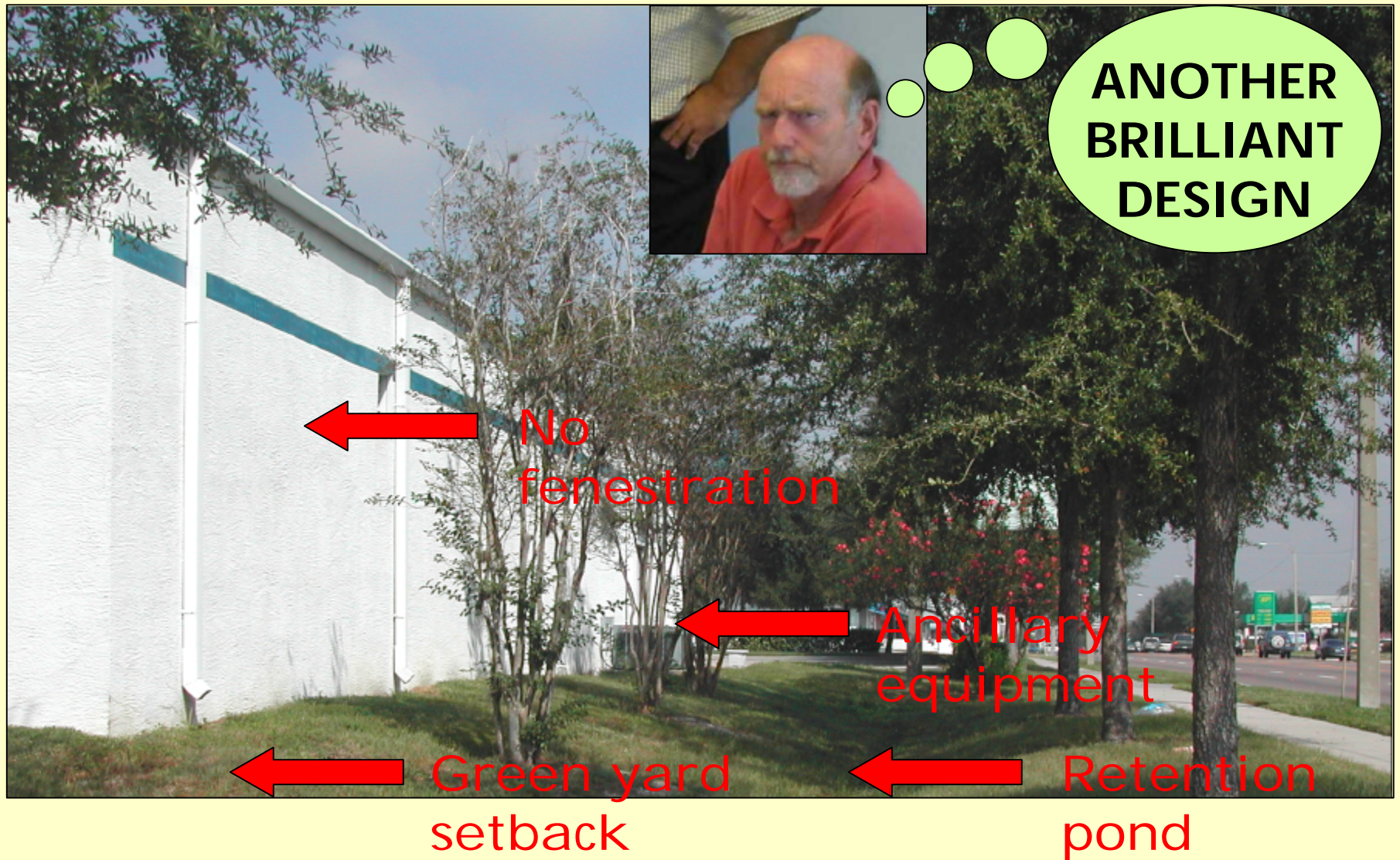
# INCREASING DENSITY IN CORRIDORS



- Under performing corridors are a great place to add housing. (low trip generation and low ingress-egress)
- Design guidelines create attractive street edges and buffer single family neighborhoods from higher traffic
- Keep the height and setbacks consistent with the surrounding context



# COMMERCIAL CORRIDOR DESIGN





# COMMERCIAL CORRIDOR DESIGN





# ADORNING BIG BOX ARCHITECTURE





# INCLUDE THE PEDESTRIAN





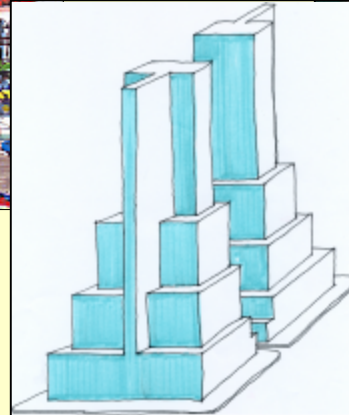
# TRADITIONAL CENTERS



- Despite larger scale in centers, contextual design is still an important component of quality urban design

- The pedestrian scale at the base of a building is one of the most critical aspects to downtown redevelopment

# BUILDING HEIGHT... AND SETBACK





# BUILDING BASE AND SIDEWALKS





# BUILDING BASE AND SIDEWALKS





# SMART PARKING





# PROTECTING THE CHARACTER WITH HISTORIC PRESERVATION



- Transfer of Development Rights
- FAR Bonuses
- Relocation Policy
- Design Requirements
- Adaptive Reuse Policies
- Tax Programs

# **IN THE END, THE BUILT ENVIRONMENT CREATES THE QUALITY OF LIFE BACKDROP FOR ALL CITIZENS**

