

**FORWARD PINELLAS**

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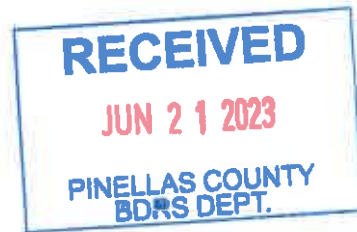
310 Court Street

Clearwater, FL 33756



June 15, 2023

Michael Schoderbock, AICP  
Development Project Manager III  
Building & Development Review Services  
440 Court Street  
Clearwater, FL 33756



**RE: Review of Amendments to Land Development Code**

Dear Michael:

Thank you for submitting the proposed amendments to the County's Land Development Code

to accommodate recent state preemptions on regulation of home-based businesses and building design; implement changes to local Development Review Committee processes; provide clarification and/or flexibility in the review criteria for certain permitted uses; and add standards for landscaping on Scenic/Noncommercial Corridors consistent with the Pinellas County Comprehensive Plan.

The proposed amendments are consistent with the Countywide Rules. In particular, we recognize and appreciate the proposed adoption of Scenic/Noncommercial Corridor landscaping requirements, consistent with Section 6.5.4.1 of the Rules.

As a courtesy, Forward Pinellas staff additionally reviewed the remainder of the text included with the consistency submittal, and makes the following recommendations:

- For clarity, the definitions for *Density* and *Floor Area Ratio* should include a reference to *Net Land Area*, similar to the current definition for *Impervious Surface Ratio*.
- The Land Development Code should include an explicit statement that permitted uses in a given zoning district are limited by the underlying future land use category, similar to the statement regarding density and intensity limitations in Section 138-351.

We recognize that the consistency process is an ongoing one and if either the County or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-8220 or email me at [lfisher@forwardpinellas.org](mailto:lfisher@forwardpinellas.org).

Sincerely,

Linda Fisher, AICP  
Principal Planner