

**LOCAL PLANNING AGENCY (LPA) RECOMMENDATION to the
BOARD OF COUNTY COMMISSIONERS**



Regarding: A Proposed Ordinance to amend the Pinellas County Land Development Code, Chapter 138 – Zoning and 154 – Site Development, Right-of-Way Improvements, Subdivisions and Platting, and to adopt the Transportation Design Manual.

LPA Recommendation: The LPA finds that the proposed amendments to the Pinellas County Land Development Code, Chapter 138 – Zoning and 154 – Site Development, Right-of-way Improvements, Subdivisions and Platting, and adoption of the Transportation Design Manual are consistent with the Pinellas County Comprehensive Plan and recommends approval, with the following additional amendment to Section 138-3509 (c)(1), and the re-numbering of subsequent subsections as necessary:

Section 138-3509. – Outdoor lighting.

(c) Exemptions. The following are exempt from the requirements of this section:

~~(1) Motion detecting security lighting.~~ (The vote was 6-0, in favor)

LPA Report No. LDR-21-01

LPA Public Hearing Date: January 14, 2021

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendments to the Pinellas County Land Development Code and the proposed Transportation Design Manual **consistent** with the Pinellas County Comprehensive Plan.

Staff further recommends that the LPA recommend **approval** of the proposed amendments to the Pinellas County Land Development Code and the proposed Transportation Design Manual to the Pinellas County Board of County Commissioners.

SUMMARY REPORT:

On October 18, 2018 the Board of County Commissioners adopted a major update to the Pinellas County Land Development Code that went into effect on January 1, 2019. Prior to that, the last major update to the Code occurred in 1990. The updated Code responds to and reflects the changing conditions and character of the County and establishes the necessary regulatory framework to incent economic development, promote responsible growth, and improve the urban design quality throughout unincorporated Pinellas County. The update changed the overall Code to better provide for redevelopment and infill development, enhanced development flexibility, modernized regulations, reduced redundancies, and streamlined and consolidated regulations.

Over the past two years since its initial implementation, staff has noted certain sections and components of the updated Code where additional clarification and flexibilities would be beneficial. A few redundancies and internal inconsistency issues were also discovered. The purpose of these proposed amendments is to address and correct these issues, and to enhance the Code even further. Such modifications and enhancements are typical and expected following large Code updates.

In addition, this Ordinance proposes the adoption of the Transportation Design Manual, which provides the County's design requirements related to transportation and traffic facilities. The January 2019 Code update transferred two sections from Chapter 154 to the Transportation Design Manual. This Ordinance transfers several more sections of Chapter 154 to the Transportation Design Manual with the intent that the dimensional design requirements are contained in the Transportation Design Manual, with the appropriate references in Chapter 154.

Importantly, the proposed Code amendments and the Transportation Design Manual were reviewed by both internal and external stakeholders. They were also vetted by Forward Pinellas staff for consistency with the Countywide Rules.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

Staff finds that the proposed Ordinance, at a minimum, is consistent with the following adopted principles, goals, objectives and policies of the Pinellas County Comprehensive Plan:

Planning to Stay, Governing Principles for a Sustainable Future Element

Sustain a Quality Urban Community and Promote Strong Neighborhoods and Diverse Housing Opportunities.

- Principle 1: As Pinellas County achieves build out and the focus shifts to infill development within existing urban areas and redevelopment, no community should be left behind economically and socially, and no neighborhood should be allowed to deteriorate.
- Principle 5: Pinellas County recognizes that successful neighborhoods are central to the quality of life in Pinellas County. Therefore, redevelopment and urban infill should not compromise the integrity and viability of existing residential neighborhoods.
- Principle 9: One challenge facing Pinellas County and its municipalities is ensuring that as the post-World War II subdivisions, condominiums, mobile home communities, and apartment complexes age that they are able to adapt successfully to the changing needs of the homebuyer and renter. Pinellas County must be sensitive to these changing needs and be a facilitator in helping change to occur in a manner that is compatible with a community's character and vision for the future.
- Principle 11: Pinellas County should promote revitalization of those land use corridors along the County's roadways that suffer from inefficient road access conditions, obsolete

land development patterns, changes in demographics, and inadequate building maintenance.

Future Land Use & Quality Communities Element

Goal One: The pattern of land use in Pinellas County shall provide a variety of urban environments to meet the needs of a diverse population and the local economy, conserve and limit demands on natural and economic resources to ensure sustainable built and natural environments, be in the overall public interest, and effectively serve the community and environmental needs of the population.

Obj. 1.2: Establish development regulations that respond to the challenges of a mature urban county with established communities that are experiencing infill development and redevelopment activity.

Policy 1.2.4: Recognizing that successful neighborhoods are central to the quality of life in Pinellas County, redevelopment and urban infill development should be compatible with and support the integrity and viability of existing residential neighborhoods.

Policy 1.2.5: The Board shall implement land development regulations that are compatible with the density, intensity, and other relevant standards of those land use categories defined in the Future Land Use and Quality Communities Element.

Obj. 1.9: Through the application of innovative land development regulations the County will support planned residential developments and mixed land use development techniques which include intensity and use characteristics designed to make these developments more livable and compatible with the natural environment.

Policy 1.9.1: The Board shall continue to utilize its innovative development regulations and staff shall continue to examine innovative techniques used elsewhere for incorporation into the Board's planning and regulatory program.

Economic Element

Goal One: To facilitate a strong and robust local economy that provides growth opportunities for existing businesses, attracts new high-wage primary employers and promotes a diverse range of industries through innovative, sustainable methods that, in a responsible manner, enhance the County's vitality and the quality of life for residents and visitors.

Obj. 1.6: To provide a system of land development regulations that facilitate design flexibility, demonstrate a commitment to environmental improvement, and ensure provisions for quality redevelopment.

Policy 1.6.6: Pinellas County will evaluate potential changes to land development regulations that streamline the development review process and create more of a redevelopment-oriented code that increases the viability of redevelopment opportunities and ensures that the County remains competitive with surrounding areas that have considerably more developable greenfield acreage.

PROPOSED BCC HEARING DATE: February 23, 2021

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared in favor or in opposition.

ATTACHMENTS:

- Strikethrough/Underline amendments to Chapters 138 and 154 of the Pinellas County Land Development Code
- Proposed Transportation Design Manual
- Proposed Ordinance

(Please visit the link to view documents)

<https://pinellasgov.sharepoint.com/sites/BCCExt/Planning/LPA/Shared%20Documents/LPA%20January%202021>