

**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, providing revised authority and meeting notice procedures for the Development Review Committee.

LPA Recommendation: The LPA finds that the proposed amendments to the Pinellas County Land Development Code are consistent with the Pinellas County Comprehensive Plan and **recommends approval** to the Board of County Commissioners (vote 7-0).

LPA Report No. LDR-23-02

LPA Public Hearing Date: July 12, 2023

DEVELOPMENT REVIEW COMMITTEE STAFF RECOMMENDATION:

Staff recommends that the LPA find the proposed amendments to the Pinellas County Land Development Code **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 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. Those changes included the creation of the Development Review Committee (DRC) and established the DRC's composition, powers and duties, meeting requirements, etc. The DRC is comprised of County staff from various departments that review and act on certain development proposals to ensure compliance with the Land Development Code and Comprehensive Plan. It has final review authority on certain administrative adjustments and waivers (decisions appealable to the Board of Adjustment and Appeals) and provides recommendations on public hearing items (e.g., variances, zoning changes, land use amendments) to higher level review authorities and boards such as the Board of Adjustment and Appeals and the Local Planning Agency.

The proposed amendments to Land Development Code Section 138-64 pertaining to the DRC seek to streamline and clearly identify the purpose of the DRC, amend its composition to help ensure that its members represent the appropriate technical knowledge, clarify its powers and duties regarding its review authority, adjust its meeting requirements (e.g., schedule, notice, quorum) to promote flexibility and clarity, and adjust certain language to ensure consistency with

other sections of the Code. The end result is intended to facilitate efficiency, flexibility, and enhanced customer service.

IMPLEMENTATION OF THE PINELLAS COUNTY COMPREHENSIVE PLAN

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

Future Land Use Element

- Objective 1.2: Maintain a Land Development Code that responds to the unique challenges of infill and (re)development within Unincorporated Pinellas County.
 - Policy 1.2.1: Utilize the Land Development Code to regulate the use, intensity, and design of (re)development in a manner consistent with the Future Land Use Categories and Future Land Use Map.
 - Policy 1.2.2: Consider creative regulatory solutions to support (re)development.
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PROPOSED BCC HEARING DATE: August 15, 2023

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared.

ATTACHMENTS:

- Strikethrough/underline amendments
- Proposed Ordinance