

**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 related to definitions, a certificate of use program, standards, and inspections for consistency with the Florida Building Code and Florida Fire Prevention Code for Short Term Rentals (STR).

LPA Recommendation: Approval of the Land Development Code Amendment (Vote 4-0)

LPA Case No. LDR-24-04

LPA Public Hearing Date: January 8, 2025

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:

The updated ordinance proposes to bring greater accountability to short-term rental (STR) owner/operators within the unincorporated Pinellas County to preserve the highest quality of life within residential neighborhoods and to bring an increased awareness and compliance with the Florida Building Code and Florida Fire Prevention Code. The regulation of STR's will fall under the Code Enforcement Division with support from the Building Division on inspections.

The following is a summary of updates:

- Purpose and Applicability – individual rooms within owner occupied properties is deleted from the section as the State does not license individual rooms.
- Areas Embraced – this section clarifies the geographical jurisdiction of the ordinance.
- Definitions – added to clarify key terminology used throughout the ordinance.

- Mandatory Certificate of Use – this section is the key provision that will deliver greater accountability and will be supported by 3rd party technology with the capabilities of “address identification” of STR’s and continual monitoring of host platforms for compliance purposes. Inspections are part of the Certificate of Use process.
- Standards – Minimum Life/Safety Standards enumerated for consistency with the Florida Building Code and Occupancy regulated by bedroom count (2 per bedroom) plus 2 persons in common area. Children under 12-years of age not included in occupancy calculation.
- Inspections – occur at initial Certificate of Use application and every 2-years thereafter to demonstrate meets minimum life/safety standards.
- Advertisement – this is a tool to support the Mandatory Certificate of Use and compliance monitoring.
- Enforcement – updated to have broader application and consistency with the Pinellas County code.
- Consistency – Standard STR language throughout the Pinellas County code.

The Certificate of Use program is targeted to be effective April 1, 2025. An educational campaign will be launched in February/March 2025 including notification to the 2,700 +/- STR owner/operators in the unincorporated county to the requirement of a mandatory Certificate of Use starting in April 2025.

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

- Goal 1: PROVIDE A VARIETY OF LAND USE CHARACTER AREAS TO MEET THE NEEDS OF A DIVERSE POPULATION AND SUPPORT THRIVING, RESILIENT, QUALITY COMMUNITIES.
- 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 FLUM.

Property Rights Element

- Goal 1: LAND USE DECISIONS SHALL CONSIDER ALL RELEVANT INFORMATION INCLUDING THAT OF THE PROPERTY OWNER AND

THE PUBLIC HEALTH, SAFETY AND WELFARE.

Objective 1.2: Promote the public health, safety, comfort, good order, appearance, convenience and general welfare through the goals, objectives, policies, and strategies of the Pinellas County Comprehensive Plan.

Policy 1.2.1: The Pinellas County Comprehensive Plan will promote the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area through the implementation of its defined goals, objectives, policies, and strategies to guide future decisions.

PROPOSED BCC HEARING DATES: February 25, 2025, at 6:00 p.m. (1st Reading) and March 25, 2025, at 6:00 p.m. (Adoption Hearing).

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING:

ATTACHMENTS:

- Redline Ordinance
- Clean Ordinance