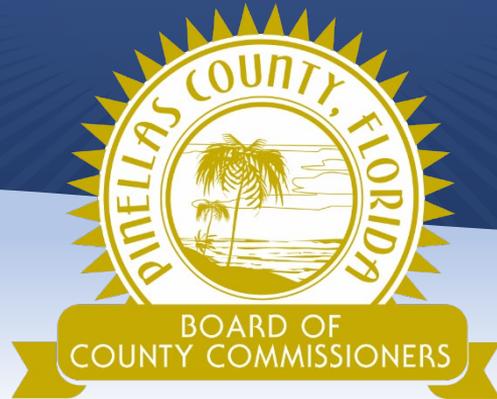


Board of County Commissioners

Case #LDR-22-01

October 31, 2023



Our Vision:
To Be the Standard for
Public Service in America.

Background

Land Development Code (LDC): contains the rules and regulations for zoning, natural resources, development options, design and operating standards that govern how you can use and develop land in Pinellas County

- **Major Code update adopted in October 2018**
 - Better responds to redevelopment and infill needs
 - Enhanced flexibility and modernized
 - Streamlined and consolidated regulations
- **New Approach: Periodic Code updates**
 - Further enhance Code flexibility
 - Adapt to changing trends
 - Respond to changes in State legislation
 - Remove redundancy and consistency issues



Review/Approval Process

Development Review Committee (DRC)

The 1st official step in the review process. The DRC is a staff group that makes an advisory recommendation to the LPA.

Local Planning Agency (LPA)

The 2nd step in the review process and the first public hearing. The LPA is a citizen appointed board that makes a recommendation to the BOCC.

Board of County Commissioner (BOCC)

Final Consideration and Approval. Code amendments require two advertised public hearings of the Board.

*Additional coordination and review held with internal stakeholders, Forward Pinellas, and the Development Customer Advisory Group (DCAG).

Proposed Changes - Highlights

1. Flexibility

- **Administrative Waivers**
 - Changing review from DRC to Staff
 - Shorter application review times
 - Greater interaction between applicant and staff
- **Site Plan Review Thresholds**
 - Increases the threshold requirements for full site plan review
 - Will result in fewer applications requiring full DRC site plan review
 - Minor site work reviewed as part of the building permit
- **Minor Plat Process**
 - Applies to 4 new lots or less
 - Greater flexibility for infill development
 - Shorter application review time



Proposed Changes - Highlights



2. Per State Legislation

- **Home Based Business – expands the allowable businesses. Home must maintain a residential look.**

3. Clarifications

- **Model dwelling units are allowed in Multifamily districts**

4. Cleanup/Corrections

- **Removing outdated term “walkthrough site plans”**



Proposed Ordinance

- Reviewed by both internal and external stakeholders
- Vetted by Forward Pinellas for consistency with Countywide Rules
- Consistent with the Comprehensive Plan

Development Review Committee recommends Approval

Local Planning Agency recommends Approval (vote 7-0)

This is the second of two required BCC public hearings



Upcoming Changes to Land Development Code (LDC)



1. **Stormwater Manual Updates – Outcome from Peer Review**
 - a. **DRC – November 13, 2023**
 - b. **LPA – December 13, 2023**
 - c. **BCC – January 2024 (first reading)**

2. **Affordable Housing Code Amendments***
 - a. **DRC – late 2023 (date TBD)**
 - b. **BCC – early 2024 (date TBD)**

3. **Communication Towers***
 - a. **DRC – late 2023 (date TBD)**
 - b. **BCC – early 2024 (date TBD)**

***SB 250 restrictions may impact these dates**

