

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA AMENDING PART THREE OF THE PINELLAS COUNTY CODE, THE LAND DEVELOPMENT CODE, CHAPTER 134 GENERAL AND ADMINISTRATIVE PROVISIONS, CHAPTER 138 ZONING, CHAPTER 142 AIRPORT ZONING, CHAPTER 154 SITE DEVELOPMENT, RIGHT-OF-WAY IMPROVEMENTS, SUBDIVISIONS, AND PLATTING, CHAPTER 166 ENVIRONMENTAL AND NATURAL RESOURCE PROTECTION AND DELETING CHAPTER 162 SIGNS AND CHAPTER 170 MISCELLANEOUS PROVISIONS IN THEIR ENTIRETY; PROVIDING FOR THE AMENDMENT OF THE PINELLAS COUNTY OFFICIAL ZONING ATLAS AND GEOGRAPHIC INFORMATION SYSTEM TO REFLECT CHANGES IN ZONING DISTRICT NAMES; PROVIDING FOR PURPOSE AND INTENT, PROVIDING FOR SEVERABILITY, PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the last major update to Pinellas County's land development regulations occurred with the passage of the Land Development Code in 1990; and

WHEREAS, the landscape of Pinellas County has moved from greenfield to redevelopment and infill; and

WHEREAS, it is recognized that a modernized Land Development Code is necessary to address the changes associated with infill and redevelopment vs. greenfield development; and

WHEREAS, it is important that codes be written in a user-friendly format that takes advantage of graphics, tables and references, and is written first for the applicant and second for the regulator; and

WHEREAS, a new modernized code must support economic development efforts in the county; and

WHEREAS, the County has conducted multiple focus group and stakeholder involvement throughout the development of the updated code; and

WHEREAS, County Departments have reviewed the draft code prior to adoption; and

WHEREAS, there have been multiple presentations to the Board of County Commissioners, Local Planning Agency, and Board of Adjustments on proposed major changes to the code; and

WHEREAS, the draft Land Development Code has been made available for public comment through the County's online civic engagement platform, Open Pinellas; and

WHEREAS, through re-organization and consolidation, certain chapters of the draft Land Development Code have been removed or re-located into existing chapters elsewhere in the Pinellas County Code; and

WHEREAS, this update to the Pinellas County Land Development Code is supporting of the County's Strategic Plan goals to Foster Continual Economic Growth and Vitality and to Deliver First Class Services to the Public and Our Customers; and

WHEREAS, the Local Planning Agency held a public hearing to review the proposed updated Code on August 9, 2018, found the amendments in compliance with the Pinellas County Comprehensive Plan, and recommended adoption by the Board of County Commissioners.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County Florida:

Section 1. Findings.

The above "Whereas" clauses are hereby incorporated as findings.

Section 2. Purpose and Intent.

It is the purpose of the Board of County Commissioners of Pinellas County to establish the standards, regulations and procedures for review and approval of all proposed development of property in unincorporated Pinellas County, and to provide a development review process that will be comprehensive, consistent, and efficient in the implementation of the goals, objectives, and policies of the Pinellas County Comprehensive Plan.

In order to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, and progressive development of the unincorporated areas of Pinellas County, it is the intent of this Code that the development process in Pinellas County be efficient, in terms of time and expense; effective, in terms of addressing the natural resource and public facility implications of proposed development; and equitable, in terms of consistency with established regulations and procedures, respect for the rights of property owners, and consideration of the interests of the citizens of Pinellas County.

The Board of County Commissioners deems it to be in the best public interest for all development to be conceived, designed, and built in accordance with good planning and design practices and the minimum standards set forth in this Code.

Section 3.

The following chapters of the Land Development Code, Part Three of the Pinellas County Code of Ordinances, are hereby amended, and renamed as required, to read as follows:

Chap 134 General and Administrative Provisions: See Attachment "A"

Chap 138 Zoning: See Attachment "B"

Chap 142 Airport Zoning: See Attachment "C"

Chap 154 Site Development, re-named Site Development, Right of Way Improvements, Subdivisions, and Platting: See Attachment "D"

Chap 166 Environmental and Natural Resource Protection: See Attachment "E"

Section 4.

Chapter 162 Signs, and Chapter 170, Miscellaneous Provisions, Part Three Land Development Code, are hereby deleted in their entirety.

Section 5.

The official zoning atlas and associated data within the Pinellas County Geographic Information System shall be amended to reflect changes in zoning district names as follows (only those districts with changes are listed) upon the effective date of this ordinance:

Current Zoning District Designation	Proposed Zoning District Designation
A-E Agriculture Estate Residential	R-A Residential Agriculture District
E-1 Estate Residential District	R-E Residential Estate District
R-6 Residential Mobile Home Park and Subdivision District	RMH Residential Mobile/Manufacture Home District
RPD-0.5, RPD-1.0, RPD-2.5, RPD-5.0, RPD-7.5, RPD-10, RPD-12.5 Residential Planned Development District	RPD Residential Planned Development District
RM-2.5, RM-5.0, RM-7.5, RM-10, RM-12.5 Residential Multiple Family District	RM Residential Multiple Family District
P-1A Limited Office District	LO Limited Office District
P-1 General Professional Office District	GO General Office
CP-1 & CP-2 Commercial Parkway District	CP Commercial Parkway District
C-3 Commercial, Wholesale, Warehousing and Industrial Support District	E-2 Employment 2 District
IL Institutional Limited District	LI Limited Institutional District
PSP Public/Semi-public District	GI General Institutional District
M-1 Light Manufacturing and Industry District	E-1 Employment 1 District
M-2 Heavy Manufacturing and Industry District	I Heavy Industry District

Section 6. Severability

If any Section, paragraph, clause, sentence, or provision of the Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgement shall affect, impair, invalidate, or nullify the remainder of this Ordinance, but the effect therefore shall be confined to the section, paragraph, clause, sentence, or provision immediately involved in the controversy in which such judgement or decree shall be rendered.

Section 7. Inclusion in Code.

The provisions of this Ordinance shall be included and incorporated in the Pinellas County Code, as an amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Pinellas County Code.

Section 8. Filing of Ordinance: Effective Date

Pursuant to Section 125.66, Florida Statutes, a certified copy of this Ordinance shall be filed with the Department of State by the Clerk of the Board of County Commissioners within 10 (ten) days after enactment by the Board of County Commissioners. Upon filing of the Ordinance with the Department of State, this Ordinance shall become effective January 1, 2019.

APPROVED AS TO FORM

By:   
Office of the County Attorney