

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



Regarding: A Proposed Ordinance to amend the Pinellas County Land Development Code, Chapter 134 – General and Administrative Provisions, Chapter 138 – Zoning, Chapter 154 – Site Development, Right-of-Way Improvements, Subdivisions, and Platting, and Chapter 158 – Floodplain Management.

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-22-01

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. 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 incentivize 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.

The Land Development Code should not be a long-term static document. Periodic updates are sometimes necessary to adapt to changing trends, respond to changes in State legislation, enhance flexibility, and make other improvements. 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. The Board approved a similar amendment package involving Chapters 138 and 154 in 2021.

Changes are proposed to four different chapters of the Land Development Code, with most being to Chapter 138 – Zoning. All the changes are summarized in the attached Amendments Summary Table.

Importantly, the proposed Code amendments 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 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 Future Land Use Map.
- Policy 1.2.2: Consider creative regulatory solutions to support (re)development.
- Policy 5.3.2: Manage land uses along Scenic Non-Commercial Corridors to preserve their scenic nature and traffic capacity.
- Strategy 5.3.2.1. Utilize the Land Development Code to manage land uses, development form, and other standards along designated Scenic Non-Commercial Corridors.

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 to Chapters 134, 138, 154, and 158
- Proposed Ordinance
- Amendments Summary Table