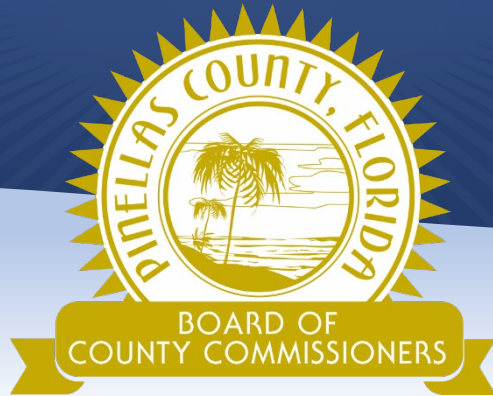


# Board of County Commissioners

Case #LDR-24-05

January 28, 2025

Adoption of Ordinance



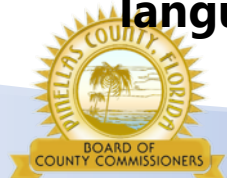
**Our Vision:**  
To Be the Standard for  
Public Service in America.

# Proposed Ordinance – Chapter 138 Amendments

## Amend the Pinellas County Land Development Code (LDC)

### Chapter 138 – Zoning

- **The LDC should not be a long-term static document.**
- **Periodic updates are 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.**
- **These proposed amendments to seek to provide cleanup and consistent language between sections of Chapter 138**



# Proposed Changes

## Development Review Committee (DRC)

- **Remove the meeting recording requirement. Not required for this informal staff group.**

## Zoning Clearance

- **A zoning clearance determines if an application is in conformance with the provisions of the Code or as permitted by special approval such as a variance, development agreement or similar action**
- **Allow zoning clearances to be reviewed as part of a site plan or building permit.**

# Proposed Changes

## Site Plan Requirements and Review

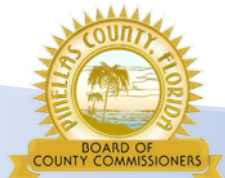
- **Clarification of what requires a site plan review**
- **Correction of a subsection location under site plan requirements**

## Residential Outdoor Storage

- **Cleanup language to better define what uses are considered outdoor storage.**
- **Remove registered personal vehicles from the list.**

## Establishment of form-based code districts

- **Add the Lealman Form Based Code adoption to this section.**



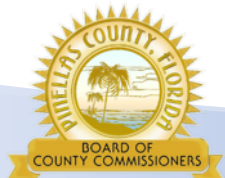
# Proposed Changes

## Building Height Maximum

- **Decrease in heights for compatibility with surrounding uses.**
- **Reviewed by County Economic Development and external business stakeholders.**
- **Lowering the maximum building heights in the following zoning districts:**
  - **C-2 and CP – from 75' to 50'**
  - **E-1 and E-2 – from 75' to 60'**
  - **I – from 100' to 60'**
  - **FBC-L (Commerce) – from 120' to 60'**

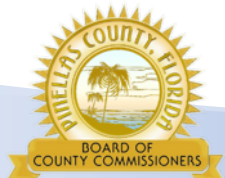
## Communication Towers

- **Clarify the review process for variance requests.**



# Proposed Changes

- **Type 1 – Path B Administrative Reviews**
  - **Updating the two Form Based Code Sections with consistent language.**
- **Administrative Waiver Review Criteria**
  - **Updating the Palm Harbor and Lealman Form Based Code Sections with consistent criteria.**
- **Downtown Palm Harbor Drainage Map**
  - **Correction of maximum allowed impervious area.**
- **Downtown Palm Harbor Parking Standards.**
  - **Correction of a word from “private” to “public”.**



# Recommendation

## Proposed Amendments

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

## Staff recommends Approval

**Local Planning Agency Recommended Approval on November 13, 2024 (Vote 6-0).**

**BOCC First Hearing was held on December 17, 2024**

