

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



Regarding: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 158, FLOODPLAIN MANAGEMENT; PROVIDING FOR AMENDMENTS TO THE PROCESS FOR APPEALS OF DETERMINATIONS BY THE FLOODPLAIN ADMINISTRATOR; AMENDING DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

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-24-06

LPA Public Hearing Date: December 11, 2024

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:

These amendments are part of the Land Development Code Chapter 158. The proposed amendments to seek to provide flexibility, efficiency, and cleanup. The following is a summary of the updates:

- Sections 158-112, 113, 116, and 117
 - Clarification of the process for floodplain appeals and floodplain variances.
- Section 158-182 Definitions –
 - Cleanup of the definition of appeal.
 - Addition of flexible criteria regarding Substantial Improvements for non-substantially damaged properties.

These proposed amendments serve to enhance the Code even further.

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 1.2.2: Consider creative regulatory solutions to support (re)development.

Surface Water Management Element

Goal 3: Reduce risk to life, property, and natural resources through surface water and floodplain management.

Objective 3.1: Manage surface water runoff and preserve and manage the storage value and purpose of natural floodplains to reduce risk to life and property.

Policy 3.1.4: Construction in floodplains shall be regulated by the Land Development Code and all other applicable local, state, and federal regulations.

PROPOSED BCC HEARING DATE: December 17, 2024 (1st of two required hearings)

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

PERSONS APPEARING AT THE LOCAL PLANNING AGENCY HEARING: No one appeared at the hearing.

ATTACHMENTS:

- Proposed Ordinance – Redline