

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



Regarding: A PROPOSED ORDINANCE AMENDING CHAPTER 138, ZONING, OF THE PINELLAS COUNTY CODE OF ORDINANCES; AMENDING THE DEVELOPMENT APPLICATION AND REVIEW PROCESS; AMENDING LANGUAGE PERTAINING TO ZONING CLEARANCES; AMENDING ALLOWED BUILDING HEIGHTS IN SPECIFIC ZONING CATEGORIES; AMENDING PROVISIONS GOVERNING OUTDOOR STORAGE; AMENDING PARKING STANDARDS; PROVIDING FOR SEVERABILITY; AMENDING THE PROCESS FOR ADMINISTRATIVE APPROVALS AND WAIVERS; AMENDING PROVISIONS RELATED TO COMMUNICATION TOWERS; AMENDING THE PALM HARBOR FORM BASED CODE DRAINAGE MAP DESCRIPTIONS; AMENDING AND PROVIDING FOR DEFINITIONS; AMENDING CODE PROVISIONS FOR THE PURPOSE OF GENERAL CLARIFICATION.

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 6-0).

LPA Report No. LDR-24-05

LPA Public Hearing Date: November 13, 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:

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. The result is intended to facilitate efficiency, flexibility, and enhanced customer service. 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.

The proposed amendments to Land Development Code Chapter 138 seek to provide cleanup and consistent language between sections of Chapter 138. The following is a summary of the updates:

- Development Review Committee - Remove recording requirement for DRC. No longer required for this informal group.
- Zoning Clearance – cleanup language to better define when zoning clearances are required and what processes they are a part of.
- Site Plans – cleanup language on level of site plan review and correction of one section.
- Building height adjustments for C-2, CP, E-1, E-2, I and L-FBC (Commerce) districts. For compatibility with surrounding uses and input from commercial stakeholders.
- Residential Outdoor Storage – cleanup language to better define the use based on input from Code Enforcement.
- Review processes - Consistency across the code.
- Administrative Waiver review criteria - Consistency across the code.
- Communication Towers – clarifying review process for variance requests.
- Downtown Palm Harbor FBC drainage map correction of maximum allowed impervious area.

These proposed amendments serve to enhance the Code even further.

Importantly, the proposed Code amendments were reviewed by both internal and external stakeholders.

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.

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: None

ATTACHMENTS:

- Proposed Ordinance – Redline
- Forward Pinellas Consistency Letter