

**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 142 – Airport 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 6-0).

LPA Report No. LDR-24-02

LPA Public Hearing Date: February 14, 2024

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. Those changes included the creation of the Development Review Committee (DRC) and established the DRC's composition, powers and duties, meeting requirements, etc. The DRC is comprised of County staff from various departments that review and act on certain development proposals to ensure compliance with the Land Development Code and Comprehensive Plan. It has final review authority on certain administrative adjustments and waivers (decisions appealable to the Board of Adjustment and Appeals) and provides recommendations on public hearing items (e.g., variances, zoning changes, land use amendments) to higher level review authorities and boards such as the Board of Adjustment and Appeals and the Local Planning Agency.

The proposed amendments to Land Development Code Chapters 134, 138, 142, 154, and 158 pertaining to the DRC seek to streamline and clearly identify the purpose of the DRC, its composition, clarify its authority as a review and analysis body that provides a collaborative technical review and analysis to higher review authorities and boards, and adjust its meeting

requirements. Additional amendments revise the review process for administrative adjustments and waivers, and floodplain variances and other minor reviews which currently reside with the DRC.

The end 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.

These proposed amendments will bring increased flexibility to certain application review processes, which serve to enhance the Code even further. The Board approved a similar amendment package involving Chapters 134, 138, 154, and 158 in October 2023.

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: March 26, 2024 (1st of two required hearings)

CORRESPONDENCE RECEIVED TO DATE: No correspondence received.

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

ATTACHMENTS:

- (Version 1) DRC Reviewed strikethrough/underline amendments to Chapters 134, 138, 142, 154, and 158
- (Version 2) After DRC amended strikethrough/underline amendments to Chapters 134, 138, 142, 154, and 158 (only page 15 changed)
- Proposed Ordinance