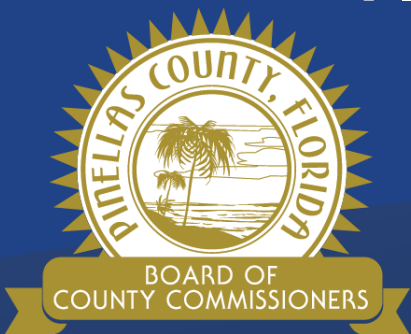


Land Use & Zoning Hearings

Planning Department
Renea Vincent
Director



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



FLORIDA STATUTES Section 163.3184(12)

Regarding Comprehensive Plan (land use map) Amendments

12) CONCURRENT ZONING.—At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this section. Zoning changes approved by the local government are contingent upon the comprehensive plan or plan amendment transmitted becoming effective.

LEGISLATIVE VS QUASI-JUDICIAL



- **LEGISLATIVE /ADMINISTRATIVE DECISIONS (POLICY DECISIONS)**
 - **COMPREHENSIVE PLAN TEXT AMENDMENTS**
 - **FUTURE LAND MAP AMENDMENTS**
- **QUASI-JUDICIAL DECISIONS (SPECIFIC CRITERIA / REGULATIONS ARE APPLIED)**
 - **ZONING MAP AMENDMENTS (& CONDITIONAL OVERLAYS)**
 - **DEVELOPMENT AGREEMENTS (USUALLY ATTACHED TO THE ZONING CHANGE)**
 - **CONDITIONAL USES**
 - **MASTER DEVELOPMENT PLANS**

AGENDA OPTIONS



- **One agenda item under “Public Hearings” section of agenda and a combined public hearing with separate votes**
 - One staff report
 - One opportunity for public comment
 - Vote on land use ordinance first, Zoning Resolution second
- **Separate agenda items under “Public Hearings” section of agenda**
 - Two staff reports, two public hearings, two separate votes
 - Public may speak on each agenda item
- **Further divide public hearings on the agenda as “legislative/administrative” and “quasi-judicial” (Clearwater example)**
 - All legislative public hearings are held first
 - Quasi-Judicial hearings are held second

FINDINGS (WHAT ARE OTHERS DOING?)



SINGLE AGENDA ITEM, ONE PUBLIC HEARING, SEPARATE VOTES

- St. Petersburg

SEPARATE AGENDA ITEMS, MEMOS, AND PUBLIC HEARINGS

- Clearwater
- Pinellas Park
- Tarpon Springs
- Seminole
- Redington Shores
- Gulf Port