



Pinellas County

Staff Report

File #: 24-0261A, **Version:** 1

Subject:

Case No. LDR-24-02 (first public hearing)

An ordinance of Pinellas County, Florida, providing for the amendment of 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. (Legislative)

Recommended Action:

Conduct a public hearing and take public comment on Case No. LDR-24-02: An ordinance amending Chapters 134, 138, 142, 154, and 158 of the Pinellas County Land Development Code, providing revised authority and procedures for the Development Review Committee.

- This is the first of two required public hearings.
- This ordinance is part of the overall Building and Development Review Services system improvement.
- The Development Review Committee (DRC) is comprised of County staff from various departments that review and act on certain development proposals to ensure compliance with the Code and Comprehensive Plan. The DRC also provides recommendations on public hearing cases to higher review authorities.
- The proposed amendments are intended to facilitate efficiency, flexibility, and enhanced customer service. The changes to the DRC include:
 - a.) Streamlining and clearly identifying its purpose.
 - b.) Amending its composition to ensure representation of the appropriate technical knowledge.
 - c.) Clarifying its authority as a review and analysis body.
 - d.) Revise the review process and approving body for administrative adjustments, waivers, floodplain variances, and other minor reviews which currently reside with the DRC.
- The Local Planning Agency unanimously recommended approval of the ordinance (vote 6-0). No one appeared in support or opposition.

Strategic Plan:

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs

Deliver First Class Services to the Public and our Customers

5.2 Be responsible stewards of the public's resources

Summary:

On October 18, 2018, the Board 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. 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.

Background Information:

The Local Planning Agency (LPA) recommended approval of the Ordinance during their February 14, 2024, public hearing (vote 6-0).

Fiscal Impact:

N/A

Staff Member Responsible:

Kevin McAndrew, Director, Building and Development Review Services

Partners:

N/A

Attachments:

LPA Report
Ordinance - Clean Version
Ordinance - Redline Version
Legal Ad
PowerPoint Presentation