



Pinellas County

Staff Report

File #: 25-2009A, Version: 1

Subject:

Case No. LDR-25-02 (Second Public Hearing)

An ordinance of Pinellas County, Florida providing for the amendment of the Pinellas County Land Development Code, Chapter 138 - Zoning and Chapter 166 - Environmental and Natural Resource Protection to more effectively regulate the county's tree permitting process, and revise tree replant and landscaping requirements for residential and commercial properties. (Companion to items No. 5 and 6)

Recommended Action:

Approval of Case No. LDR-25-02, an ordinance of Pinellas County, Florida, providing for the amendment of the Pinellas County Land Development Code (LDC), Chapters 138 and 166.

- This is the second of two required public hearings updating Chapters 138 and 166.
- First public hearing held on December 16, 2025. No one from the public appeared in support or in opposition.
- These amendments will provide more flexibility with the following:
 - Move tree permitting and replacement requirements from LDC chapters to create a stand-alone tree code in Chapter 58 (Environment). This new ordinance will be brought before the Board for approval with the LDC amendments during the second required public hearing. A draft of the proposed tree ordinance has been provided for reference.
 - Redefine tree replacement requirements for permitted tree removal based on a simple but practical methodology.
 - Revise and simplify the tree rating system for more consistent application and outcomes.
 - Revise minimum trees per lot requirement for residential properties.
 - Clarify language pertaining to existing development and compliance with previously approved site plans.
 - Designate Tree Bank Fund payment in lieu of replanting amounts for residential and commercial properties. This will be done through a fee resolution which will be brought to the Board for approval at the second required public hearing for the LDC amendments.
- The Local Planning Agency recommended approval of the Ordinance (Vote: 6-0). No one from the public appeared in support or opposition.
- The proposed ordinance is projected to impact the General Fund, with a 10% increase in "Tree Only" permits generating approximately \$3,090.00 in additional revenue. The ordinance's revised mitigation methodology is projected to reduce Tree Bank Fund contributions by about 60%, from an estimated \$300,000.00 to \$120,000.00.

Strategic Priorities:

Resilient Infrastructure and Environment

1.4 Improve environmental quality

Smart Service Delivery

4.4 Pursue continuous improvement

Summary:

Chapters 138 and 166 of the Land Development Code are being revised to more effectively regulate the county's tree permitting process, revise landscaping requirements for residential and commercial properties, and revise tree mitigation requirements for permitted tree removals. Provisions related to tree permitting from Chapters 138 and 166 are being combined into a stand-alone tree ordinance in Chapter 58 (Environment), and remaining provisions in Chapter 138, Article X, Division 3 (Landscaping Requirements) and Chapter 166 (Habitat Protection) are being updated.

The overarching goal with the update is to achieve improved outcomes in tree canopy retention and replacement by incentivizing retention of highest quality trees and promoting tree replanting on private property with a "right tree, right place" approach. The drivers include the formulation of a practical methodology to calculating tree mitigation requirements, calibrating tree planting requirements on residential lots, and providing a flexible approach to landscape compliance on non-residential and multifamily sites.

The following is a summary of updates:

- Move tree permitting and replacement requirements from LDC chapters to create a stand-alone tree code in Chapter 58 (Environment).
- Redefine tree replacement requirements for permitted tree removal based on a simple but practical methodology.
- Revise and simplify the tree rating system for more consistent application and outcomes.
- Revise minimum trees per lot requirement for residential properties.
- Clarify language pertaining to existing development and compliance with previously approved site plans.
- Designate Tree Bank Fund payment in lieu of replanting amounts for residential and commercial properties.
- Update Approved Species List to provide more tree replanting options that are aligned with current best practices.
- Update Nuisance and Invasive Species List to align with current horticultural recommendations and promote voluntary removal of these species.

Background Information:

The LPA recommended approval of the Ordinance during the November 12, 2025, public hearing (Vote: 6-0). No one appeared at the hearing and no correspondence has been received.

Fiscal Impact:

Fiscal Impact - General Fund: The proposed ordinance is projected to impact the General Fund, with a 10% increase in "Tree Only" permits generating approximately \$3,090 in additional revenue. Tree Bank Fund: The ordinance's revised mitigation methodology is projected to reduce Tree Bank Fund contributions by about 60%, from an estimated \$300,000.00 to \$120,000.00.

Staff Member Responsible:

Kevin McAndrew, Director, Building & Development Review Services

Partners:

N/A

Attachments:

Staff Report

Ordinance - Clean Version

Ordinance - Redline Version

Business Impact Estimate

Legal Ad

PowerPoint Presentation