

REQUEST FOR ADVERTISING FORM  
Phone No. 464-3583

TO: Board Records  
FROM: Karen McLaughlin, Housing and Community Development  
REGARDING: **March 26, 2024, BCC Hearing**  
DATE: February 27, 2024

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AD COPY ATTACHED: Yes X No      WITH MAP  
REQUIRES SPECIAL HANDLING: Yes      No X  
NEWSPAPER: Tampa Bay Times X  
DATE(S) TO APPEAR: March 6, 2024  
SIZE OF AD: Standard Requirement (or quarter-page ad, if necessary, for legibility)  
SIZE OF HEADER: 18 Point Header  
SIZE OF PRINT: N/A  
SPECIAL INSTRUCTIONS: Do Not Print in Legal/Classified Section

cc: Glenn Bailey, Housing and Community Development  
Michael Schoderbock, Building & Development Review Services  
Scott Swearngen, Housing and Community Development  
Molly Cord, Building & Development Review Services  
Renee Ruggiero, Building & Development Review Services

# **PROPOSED AMENDMENTS TO THE PINELLAS COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE MAP, LAND DEVELOPMENT CODE, AND ZONING ATLAS**

The Pinellas County Board of County Commissioners proposes to adopt the following Ordinances amending the Pinellas County Comprehensive Plan, Future Land Use Map and Land Development Code and Resolutions amending the Zoning Atlas.

A public hearing on the Ordinances and Resolutions with virtual public participation and an on-site participation option, to be held on **Tuesday, March 26, 2024, at 6:00 P.M.** or thereafter in the Palm Room, 333 Chestnut Street, Clearwater, Florida 33756, with virtual participation utilizing Communications Media Technology (CMT) on the Zoom platform.

The public hearing will be streamed live at <https://youtube.com/pcctv1> and [www.pinellascounty.org/TV](http://www.pinellascounty.org/TV), and broadcast on the Pinellas County cable public access channels:

Spectrum Channel 637                      Frontier Channel 44                      WOW! Channel 18

Members of the public wishing to address the body may attend in person, attend virtually, or provide comments in advance.

To address the County Commission in person, members of the public are encouraged to preregister at [Pinellas.gov/comment](http://Pinellas.gov/comment). Preregistration is encouraged but not required if individuals plan to attend the meeting at the Assembly Room. Those who have not preregistered may register when they arrive.

**Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting** by visiting [pinellas.gov/comment](http://pinellas.gov/comment). The registration form requires full name, address and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at <https://pinellas.gov/bccagendacomment>

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

Written arguments, evidence, explanations, studies, reports, petitions, photos or other presentation materials and documentation that are to be presented or entered into the record for a public hearing item must be received not later than seven (7) calendar days prior to the public hearing.

Certain matters heard by the Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the boards in deciding the matters before them. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the boards. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. **Please note county attorney's office represents and advises the boards and county staff but cannot give legal advice to the applicant or other interested parties.**

Appeals of any quasi-judicial final decision must be filed within 30 calendar days of the decision. Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the [State of Florida's relay service](#) at 7-1-1.

The agenda for this meeting and information about participation options can be found at [pinellas.gov/bcc](http://pinellas.gov/bcc).

Interested parties may appear at the hearing or use one of the other methods above to be heard regarding the proposed Ordinances and Resolutions:

**A. PROPOSED ORDINANCES AMENDING THE PINELLAS COUNTY FUTURE LAND USE MAP AND PROPOSED RESOLUTIONS AMENDING THE PINELLAS COUNTY ZONING ATLAS:**

**1. FLU-23-06**

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 1.7 acres located at 29703 US Highway 19 North in unincorporated Clearwater, located in Section 18, Township 28 South, Range 16 East; from P, Preservation to R/O/R, Residential /Office/Retail (0.4 acre) and from RL, Residential Low to R/O/R, Residential/Office/Retail (1.3 acres); and providing an effective date; upon application of Team Savage, Inc. through Katie Cole, Hill Ward Henderson, Daniel Bergin, P.E., Civil On Demand, LLC, Representatives.

**2. ZON-23-07**

A Resolution changing the Zoning classification of approximately 3.7 acres located at 29703 US Highway 19 North in unincorporated Clearwater located in Section 18, Township 28 South, Range 16 East; Page 609 of the Zoning Atlas; from RMH, Residential Mobile/Manufactured Home (1.6 acres) and CP, Commercial Parkway (2.1 acres) to CP-CO, Commercial Parkway with Conditional Overlay (3.7 acres), with the Conditional Overlay limiting the allowable uses to motor vehicle sales, recreational vehicle/boat sales, and vehicle storage, maintenance, and repair, increased perimeter buffering, increased building setbacks, building height limited to 45 feet, and an inventory parking buffer; and providing an effective date; upon application of Team Savage, Inc. through Katie Cole, Hill Ward Henderson, Daniel Bergin, P.E., Civil On Demand, LLC, Representatives. (Quasi-Judicial)

**3. ZON-23-10**

A Resolution changing the Zoning classification of approximately 0.37 acre located at the northeast corner of Anclote Road and North Bend Drive in unincorporated Tarpon Springs, located in Section 02, Township 27 South, Range 15 East; Page 4 of the Zoning Atlas; from R-A, Residential Agriculture to E-1, Employment-1; and providing an effective date; upon application of Storage at Anclote, LLC through Donn Sharpe, Gold Standard Builder Services, Representative. (Quasi-Judicial)

**4. FLU-23-04**

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 168.63 acres comprising various parcels within the Lealman Community Redevelopment Area (CRA) located in Sections 33, 34, and 35, Township 30 South, Range 16 East and Sections 02 and 03, Township 31 South, Range 16 East; from CG, Commercial General, E, Employment, RU, Residential Urban, RM, Residential Medium, R/OL, Residential/Office Limited, R/OG, Residential/Office General, I, Institutional, and T/U, Transportation/Utility to MUC-SU-NP, Mixed Use Corridor-Supporting-Neighborhood Park (approximately 36.5 acres); from CG, Commercial General, RL, Residential Low, RLM, Residential Low Medium, RM, Residential Medium, and R/OG, Residential/Office General to MUC-SU-LT, Mixed Use Corridor-Supporting-Local Trade (approximately 38.71 acres); and from CG, Commercial General,

E, Employment, RLM, Residential Low Medium, RM, Residential Medium, and R/OG, Residential/Office General to MUC-P-C, Mixed Use Corridor-Primary-Commerce (approximately 93.42 acres); and providing an effective date; upon application of the Pinellas County Housing and Community Development Department through Scott Swearengen, AICP, Representative.

**B. PROPOSED ORDINANCES AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE:**

**1. LDR-24-02 (1<sup>st</sup> Reading)**

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; PROVIDING FINDINGS; PROVIDING FOR PURPOSE AND INTENT; AMENDING CHAPTERS 134, 138, 142, 154 AND 158 OF THE LAND DEVELOPMENT CODE; PROVIDING REVISED AUTHORITY FOR THE DEVELOPMENT REVIEW COMMITTEE; PROVIDING REVISED AUTHORITY FOR THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNEE; AMENDING THE INITIAL REVIEW PROCESS FOR USE AND VARIANCE APPLICATIONS; AMENDING THE PROCEDURE FOR REVIEW AND APPROVAL OF FLOODPLAIN VARIANCES; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**2. LDR-24-03 (1<sup>st</sup> Reading)**

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA REGARDING STORMWATER MANAGEMENT STANDARDS, CRITERIA AND REGULATIONS; PROVIDING FOR ADOPTION OF A REVISED PINELLAS COUNTY STORMWATER MANUAL UPDATING PARTS "A", "B" AND "C" OF THE MANUAL FOR UNINCORPORATED AREAS; AMENDING SECTION 154-52 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE TO PROVIDE FOR UPDATED DATES OF REFERENCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**C. PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN:**

**1. CP-23-01**

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) CATEGORY DESCRIPTIONS & RULES, PART 1 - FUTURE LAND USE MAP (FLUM) CATEGORY DESCRIPTIONS TO ADD THE MUC-SU-NP, MIXED USE CORRIDOR-SUPPORTING-NEIGHBORHOOD PARK, MUC-SU-LT, MIXED USE CORRIDOR-SUPPORTING-LOCAL TRADE, AND MUC-P-C, MIXED USE CORRIDOR-PRIMARY-COMMERCE FUTURE LAND USE MAP DESIGNATIONS TO FACILITATE IMPLEMENTATION OF THE LEALMAN FORM BASED CODE; AMENDING THE UNINCORPORATED PINELLAS COUNTY FUTURE LAND USE MAP LEGEND; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

In review of the Ordinances and Resolutions above, there may be modifications that arise at the public hearing and/or with other responsible parties.

The proposed Ordinance and Resolutions amending the Future Land Use Map and Zoning Atlas can be viewed at the Pinellas County Building and Development Review Services Department, Zoning Section, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Send comments to this address, email [zoning@pinellas.gov](mailto:zoning@pinellas.gov) or call (727) 464-5047.

The proposed Ordinance amending the Pinellas County Comprehensive Plan can be inspected at the Pinellas County Housing and Community Development Department located at 310 Court Street, First Floor, Clearwater, Florida 33756. Send comments to this address, email [planner@pinellas.gov](mailto:planner@pinellas.gov) or call the Long-Range Planning Section at (727) 464-8200.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**SPECIAL ACCOMMODATIONS**

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to [accommodations@pinellas.gov](mailto:accommodations@pinellas.gov) at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

KEN BURKE, CLERK TO  
THE BOARD OF COUNTY COMMISSIONERS  
By: Derelynn Revie, Deputy Clerk