

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

Fax No. 464-8201

To: Board Records  
FROM: Tammy Swinton, Planning Department  
REGARDING: **July 23, 2019 BCC Hearing**  
DATE: July 2, 2019

---

AD COPY ATTACHED: Yes X No      WITH MAP  
REQUIRES SPECIAL HANDLING: Yes      No X  
NEWSPAPER: Tampa Bay Times X  
DATE(S) TO APPEAR: July 12, 2019  
SIZE OF AD: 2 COLUMN BY 10 INCH AD (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, Planning Department  
Renea Vincent, Planning Department  
Scott Swearngen, Planning Department  
Caroline Lanford, Planning Department  
Tammy Swinton, Planning Department

# **PROPOSED AMENDMENTS TO THE PINELLAS COUNTY ZONING ATLAS, COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, AND THE ESTABLISHMENT OF A DEVELOPMENT MASTER PLAN**

The Pinellas County Board of County Commissioners proposes to adopt the following Resolutions and Ordinances amending the Pinellas County Zoning Atlas, Comprehensive Plan and Land Development Regulations, and on the establishment of a Development Master Plan. A public hearing on the Resolutions and Ordinances will be held on Tuesday **April 23, 2019 at 6:00 p.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756.

Interested parties may appear at the hearing and be heard regarding the proposed Resolutions and Ordinances:

## **A. PROPOSED RESOLUTIONS AMENDING THE ZONING ATLAS AND FOR THE ESTABLISHMENT OF A DEVELOPMENT MASTER PLAN:**

### **1. Q Z-07-06-19**

A Resolution changing the Zoning classification of approximately 6.9 acres consisting of 27 parcels located generally on the north and south sides of Savona Drive, between San Martin Boulevard and San Merino Boulevard in unincorporated St. Petersburg (see file for list of parcels); Page 1018 of the Zoning Atlas, as being in Section 17, Township 30, Range 17; from R-4, One, Two & Three Family Residential, RMH, Residential Mobile/Manufactured Home & RPD, Residential Planned Development to RM, Multiple-Family Residential (4.7 acres) & RM-CO-Multiple-Family Residential-Conditional Overlay (2.2 acres) with the Conditional Overlay limiting the use to single-family detached, single-family attached (townhomes), duplexes, and triplexes; upon application of Chimayo, LLC through Todd Pressman, Pressman & Associates, Inc.

### **2. Q Z-08-06-19**

A Resolution changing the Zoning classification of approximately 3.5 acres located at the northeast corner of San Martin Boulevard and Ricardo Place North in unincorporated St. Petersburg; Page 1018 of the Zoning Atlas, as being in Section 17, Township 30, Range 17; from GO, General Office & R-4, One, Two & Three Family Residential to RM, Multiple-Family Residential; upon application of Chimayo, LLC through Todd Pressman, Pressman & Associates, Inc.

### **3. Q DMP-09-06-19**

A Resolution for the establishment of a Development Master Plan (DMP) for a Residential Planned Development (RPD) zoned property containing approximately 4.9 acres located at the northeast corner of Missouri Avenue and Ninth Street in Palm Harbor; Page 75 of the Zoning Atlas, as being in Section 02, Township 28, Range 15; upon application of Bayou Development, Inc. through George Stamas, Pioneer Homes, Representative.

## **B. PROPOSED ORDINANCES AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN:**

### **1. CP-04-02-19 (Second Hearing)**

AN ORDINANCE OF PINELLAS COUNTY AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP (FLUM) CATEGORY RULES AND DESCRIPTIONS TO MORE CLOSELY ALIGN WITH THE COUNTYWIDE RULES AND TO PROMOTE ECONOMIC DEVELOPMENT AND INCREASED HOUSING OPPORTUNITIES BY IMPLEMENTING A TARGET EMPLOYMENT CENTER OVERLAY, AMENDING THE COMMERCIAL GENERAL (CG) AND RESIDENTIAL OFFICE RETAIL (ROR) FUTURE LAND USE MAP CATEGORIES TO INCREASE THE ALLOWABLE FLOOR AREA RATIO AND RESIDENTIAL DENSITY ALONG MAJOR TRANSPORTATION CORRIDORS, REMOVING THE 12.5 UNIT PER ACRE RESTRICTION ON RESIDENTIAL DENSITY IN UNINCORPORATED PINELLAS COUNTY AND ADDING RECREATION/OPEN SPACE USES AS PERMITTED USES IN MOST FUTURE LAND USE MAP CATEGORIES; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT TO REFLECT CURRENT

STATUTORY REQUIREMENTS AND INCORPORATE THE COUNTY'S CIP PORTFOLIO MANAGEMENT PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

**2. CP-10-06-19**

AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING THE FUTURE LAND USE AND QUALITY COMMUNITIES ELEMENT AND THE HOUSING ELEMENT OF THE PINELLAS COUNTY COMPREHENSIVE PLAN TO DELETE POLICIES THAT LIMIT AFFORDABLE HOUSING DENSITIES IN CERTAIN COMMERCIAL AND MIXED-USE FUTURE LAND USE MAP CATEGORIES, RENUMBER SUBSEQUENT POLICIES AND CORRECT POLICY REFERENCES AS NECESSARY; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

**C. PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT REGULATIONS:**

**1. LDR-11-06-19**

AN ORDINANCE OF THE COUNTY OF PINELLAS, AMENDING THE LAND DEVELOPMENT CODE, CHAPTER 150, IMPACT FEES, ARTICLE II, MULTIMODAL IMPACT FEES, SPECIFICALLY, SECTION 150-40 (C), SCHEDULE A. GENERAL FEE SCHEDULE, SCHEDULE B. DOWNTOWN AREA FEE SCHEDULE, AND SECTION 150-41 (A), PAYMENT OF FEE AND CREDITS, TO PROVIDE REDUCED FEES FOR SMALLER SINGLE FAMILY HOMES AND FOR HOUSING UNITS DESIGNATED TO LOW INCOME HOUSEHOLDS; TO PROVIDE FOR THE COLLECTION OF FEES AT PERMIT ISSUANCE; ADDING FOOTNOTES DEFINING LOW INCOME HOUSEHOLD FEE APPLICABILITY AND SQUARE FOOT CALCULATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND ESTABLISHING AN EFFECTIVE DATE.

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

Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should be submitted to the attention of the Pinellas County Zoning Manager, 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Materials must be submitted at least one week (7 days) in advance of the advertised hearing. Hard copy written comments must be submitted on 8½ × 11-inch paper.

The proposed Resolutions amending the Zoning Atlas and for the establishment of a Development Master Plan can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756, or at the Pinellas County Board Records Department, located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Pinellas County Zoning Division at (727) 464-5047 or [zoning@pinellascounty.org](mailto:zoning@pinellascounty.org) with any questions.

The proposed amendments to the Pinellas County Comprehensive Plan and the Land Development Regulations can be inspected at the Pinellas County Planning Department located at 310 Court Street, First Floor, Clearwater, Florida 33756. Send comments to this address or call the Long Range Planning Division at (727) 464-8200. The amendment can also be inspected at Pinellas County Board Records Department, 315 Court Street, Fifth Floor, Clearwater, Florida, 33756.

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.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE, PLEASE CONTACT THE OFFICE OF HUMAN RIGHTS, 400 SOUTH FORT HARRISON AVENUE, SUITE 500, CLEARWATER, FLORIDA 33756, (727) 464-4880 (VOICE), (727) 464-4062 (TDD).

KEN BURKE, CLERK TO THE  
BOARD OF COUNTY COMMISSIONERS  
By Norman D. Loy, Deputy Clerk