

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

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

A public hearing on the Ordinances and Resolutions with virtual public participation and an on-site participation option, to be held on **Tuesday, November 14, 2023, 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/pccvt1> 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>. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

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.

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.

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 ORDINANCE AMENDING THE PINELLAS COUNTY FUTURE LAND USE MAP:**

**1. FLU-23-04 (Pinellas County Housing and Community Development Department)**

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, & 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, 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, 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 Swearngen, AICP, Representative.

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

**2. CP-23-01 (Pinellas County Housing and Community Development Department)**

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.

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

**3. LDR-23-01 (Pinellas County Housing and Community Development Department)**

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, AMENDING SECTION 138-2153(a) AND ADDING ARTICLE XI – THE LEALMAN FORM BASED CODE TO CHAPTER 138 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE TO ADOPT THE LEALMAN FORM BASED CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (Quasi-Judicial)

**D. PROPOSED RESOLUTIONS AMENDING THE PINELLAS COUNTY ZONING ATLAS AND A DEVELOPMENT MASTER PLAN:**

**4. ZON-23-05 (Pinellas County Housing and Community Development Department)**

A Resolution changing the Zoning classification of approximately 168.63 acres comprising various parcels within the Lealman Community Redevelopment Area (CRA); Pages 782, 784,

785, 786, 791, 792, 793, and 794 of the Zoning Atlas, as being in Sections 33, 34, and 35, Township 30 South, Range 16 East and Sections 02 and 03, Township 31 South, Range 16 East; from C-1, Neighborhood Commercial, C-2, General Commercial & Services, E-1, Employment-1, E-2, Employment-2, I, Heavy Industry, GO, General Office, LO, Limited Office, GI, General Institutional, R-3, Single Family Residential & R-4, One, Two & Three Family Residential to L-FBC, Lealman-Form Based Code district; upon application of the Pinellas County Housing and Community Development Department through Scott Swarengen, AICP, Representative. (Quasi-Judicial)

**5. ZON-22-08 (Cypress Run of FL, LLC)**

A Resolution changing the Zoning classification of approximately 5.46 acres located on the east side of East Lake Drive across from the intersection of North Highland Avenue in East Lake Tarpon; Page 508 of the Zoning Atlas as being in Section 04, Township 27 South, Range 16 East; from R-A, Residential Agriculture to RPD, Residential Planned Development (5.46 acres) and from RPD, Residential Planned Development to R-A, Residential Agriculture (0.05 acre) with a Development Master Plan (DMP) modification on an Residential Planned Development (RPD) zoned property to allow for the addition of 5.41 net acres to the DMP, three residential units, and two multi-use (maintenance/recreation/self-storage) buildings; upon application of Cypress Run of FL, LLC through Cynthia Tarapani, Tarapani Planning Strategies, Representative. (Quasi-Judicial)

**6. ZON-23-08 (Jessica Alvarez)**

A Resolution changing the Zoning classification of approximately 1.88 acres located on the southeast corner of West Lake Road and Backus Road in Palm Harbor; Page 585 of the Zoning Atlas, as being in Section 07, Township 28 South, Range 16 East; from RPD, Residential Planned Development to R-2, Single-Family Residential; upon application of Jessica Alvarez, Owner/Representative. (Quasi-Judicial)

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 Housing and Community Development 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 Ordinances amending the Pinellas County Comprehensive Plan and the Land Development Code 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