

254267

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA }  
COUNTY OF Pinellas County } ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Proposed Amendments** was published in **Tampa Bay Times: 2/12/16**, in said newspaper in the issues of **B Pinellas**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

Sworn to and subscribed before me this 02/12/2016.



Signature of Notary Public

Personally known  or produced identification

Type of identification produced \_\_\_\_\_



**SARAH POTTS**  
MY COMMISSION # FF 160101  
EXPIRES: September 16, 2018  
Bonded Thru Budget Notary Services

RECEIVED  
MAIL ROOM

2016 FEB 17 AM 10:20

HAND DELIVERED TO  
COMMISSIONERS  
#PINELLAS COUNTY FLORIDA

**PROPOSED AMENDMENTS  
TO THE PINELLAS COUNTY  
FUTURE LAND USE MAP  
AND ZONING ATLAS**

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **February 23, 2016 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 AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS**

- Q Z-33-12-15 (Final Adoption)**  
Resolution changing the Zoning classification of approximately 10.3 acres located at 29582 US Highway 19 North in the unincorporated area of Dunedin; Page 609 of the Zoning Atlas, as being in Section 19, Township 28, Range 16; from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public; upon application of Pinellas County through Gordon Beardslee, Planning Department, Representative.
- Q ZLU-34-12-15**  
Resolution changing the Zoning classification of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road); Page 638 of the Zoning Atlas, as being in Section 33, Township 28, Range 16; from A-E, Agricultural Estate Residential & R-R, Rural Residential to IL-CO, Institutional Limited-Conditional Overlay with a Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including physical rehabilitative and physician support services for occupants of the 60 beds of the facility, provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility, upon application of Kamran and Doni Rouhani, and Parviz Rouhani, A.E.C. 2159 LLC, and Emerald Garden Real Estate, Inc., through Kamran Rouhani, Representative, and  
An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road) located in Section 33, Township 28, Range 16, from Residential Suburban to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.
- Q ZLU-1-1-16**  
Resolution changing the Zoning classification of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon; page 522 of the Zoning Atlas, as being in Section 11, Township 27, Range 16; from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay with a Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet; upon application of C&K Safety Harbor, LLC and Outbiola, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative, and  
An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon, located in Section 11, Township 27, Range 16, from Residential Rural to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.
- Q Z-2-1-16**  
Resolution changing the Zoning classification of approximately 4.8 acres located on the east side of US Highway 19 North, 600 feet north of SR 580 in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16, from CP-1, Commercial Parkway to CP-2, Commercial Parkway; upon application of Fitzgerald Motors, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative.
- Q Z-3-1-16**  
Resolution changing the Zoning classification of approximately 0.7 acre located on the west side of US Highway 19 Alternate, 300 feet south of Brevard Street in Palm Harbor; page 51 of the Zoning Atlas, as being in Section 26, Township 27, Range 15, from R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial Support; upon application of Providence Storage, LLC through Rod Collman, AIA, SDG Architecture, Representative.

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 8-1/2 x 11-inch paper.

The proposed Resolutions and Ordinances amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at the address above, or at the Pinellas County Board Records Department located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at zoning@pinellascounty.org.

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

**Bachteler, James J**

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**From:** Deirdre Almeida [dalmeida@tampabay.com]  
**Sent:** Friday, February 12, 2016 8:39 AM  
**To:** Bachteler, James J  
**Subject:** 2/12 Affidavit for your record 254267 Proposed Amendment  
**Attachments:** 254267 Proposed Amendment.pdf

**Deirdre Almeida**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct **727-869-6276** Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

254267

Tampa Bay Times  
Published Daily

STATE OF FLORIDA  
COUNTY OF Pinellas County } ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Proposed Amendments was published in Tampa Bay Times: 2/12/16. in said newspaper in the issues of B Pinellas

Affiant further says the said Tampa Bay Times is a newspaper published in Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 02/12/2016.

Signature of Notary Public

Personally known  or produced identification

Type of identification produced \_\_\_\_\_



SARAH POTTS  
MY COMMISSION # FF 160101  
EXPIRES: September 16, 2018  
Bonded Thru Budget Notary Services

LEGAL NOTICE

PROPOSED AMENDMENTS  
TO THE PINELLAS COUNTY  
FUTURE LAND USE MAP  
AND ZONING ATLAS

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held February 23, 2016 at 6:00 p.m. in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756.

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A. PROPOSED RESOLUTIONS AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

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3. Q ZAU-1-1-16  
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and  
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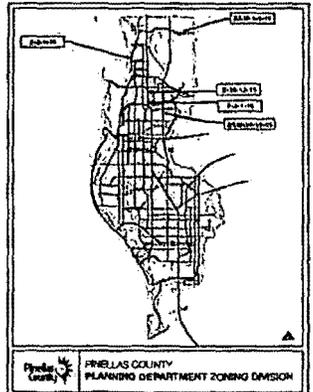
Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should 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 8-1/2 x 11-inch paper.

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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



## Bachteler, James J

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**From:** Young, Bernie C  
**Sent:** Wednesday, February 10, 2016 4:45 PM  
**To:** Deirdre Almeida  
**Cc:** Bachteler, James J  
**Subject:** FW: Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16  
**Attachments:** 254267-1.PDF

Perfecto! Publish it!

Thanks for your diligence in getting the correction done so quickly.

*Bernie*

**Bernie C. Young, AAS**  
Records Specialist Supervisor  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St, 5th Floor, Clearwater, FL 33756  
(727) 464-3465  
[bcyoung@pinellascounty.org](mailto:bcyoung@pinellascounty.org) | [www.mypinellasclerk.org](http://www.mypinellasclerk.org)

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**From:** Deirdre Almeida [mailto:[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)]  
**Sent:** Wednesday, February 10, 2016 4:43 PM  
**To:** Young, Bernie C  
**Subject:** RE: Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Well how about that. Here's the final proof.

## **Deirdre Almeida**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct **727-869-6276** Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

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**From:** Young, Bernie C [<mailto:bcyoung@co.pinellas.fl.us>]  
**Sent:** Wednesday, February 10, 2016 4:39 PM  
**To:** Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>  
**Cc:** Bachteler, James J <[jbachteler@co.pinellas.fl.us](mailto:jbachteler@co.pinellas.fl.us)>  
**Subject:** RE: Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Thanks Deirdre.

Have a nice evening.

*Bernie*

**Bernie C. Young, AAS**  
Records Specialist Supervisor  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St, 5th Floor, Clearwater, FL 33756  
(727) 464-3465  
[bcyoung@pinellascounty.org](mailto:bcyoung@pinellascounty.org) | [www.mypinellasclerk.org](http://www.mypinellasclerk.org)

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**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]  
**Sent:** Wednesday, February 10, 2016 4:35 PM  
**To:** Young, Bernie C  
**Subject:** RE: Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Bernie,  
Production did not do as I requested.  
I submitted to them: to correct as shown [8-1/2 x 11-inch paper]  
I know it is after deadline, but I have requested they look upon the original correction and do as asked. I also requested another proof. You will most likely be gone but I will forward so you have in the morning.

## **Deirdre Almeida**

Legal Advertising Representative

### **TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct **727-869-6276** Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

---

**From:** Young, Bernie C [<mailto:bcyoung@co.pinellas.fl.us>]  
**Sent:** Wednesday, February 10, 2016 4:25 PM  
**To:** Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>  
**Cc:** Bachteler, James J <[jbachteler@co.pinellas.fl.us](mailto:jbachteler@co.pinellas.fl.us)>  
**Subject:** RE: Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16  
**Importance:** High

Doesn't appear to be any space between the "8" and the "1/2" but, I realize that the deadline to submit corrections has past.

So, in this case, publish it.

*Bernie*

**Bernie C. Young, AAS**  
Records Specialist Supervisor  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St, 5th Floor, Clearwater, FL 33756  
(727) 464-3465  
[bcyoung@pinellascounty.org](mailto:bcyoung@pinellascounty.org) | [www.mypinellasclerk.org](http://www.mypinellasclerk.org)

---

**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]  
**Sent:** Wednesday, February 10, 2016 4:20 PM  
**To:** BoardRecords  
**Cc:** Bachteler, James J; Young, Bernie C  
**Subject:** Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Thank you,

**Deirdre Almeida**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

---

**From:** Bachteler, James J [<mailto:jbachteler@co.pinellas.fl.us>] **On Behalf Of** BoardRecords  
**Sent:** Wednesday, February 10, 2016 1:22 PM  
**To:** Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

*Good Afternoon, Deirdre.....*

Please send the final proof to both the **Board Records** e-mail address and to Bernie Young.

Thank You

**Jim Bachteler**

Board Records Department / Finance Division  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St., 5th Floor, Clearwater, FL 33756  
(727) 464-4334 | Fax (727) 464-4716  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

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**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]  
**Sent:** Wednesday, February 10, 2016 10:55 AM  
**To:** BoardRecords  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

I have not received it as of yet.

**Deirdre Almeida**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19  
Port Richey, FL 34668  
Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

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**From:** Bachteler, James J [<mailto:jbachteler@co.pinellas.fl.us>] **On Behalf Of** BoardRecords  
**Sent:** Wednesday, February 10, 2016 10:50 AM  
**To:** Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>  
**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

*Please Advise on the status of the Final Proof.*

*Thank You.*

---

**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]  
**Sent:** Wednesday, February 10, 2016 8:26 AM  
**To:** Bachteler, James J  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Jim,

I have requested the changes. Will send revision at later time.

Thank you,

## Deirdre Almeida

Legal Advertising Representative

### TAMPA BAY TIMES

Citrus, Hernando, Pasco, Pinellas & Hillsborough

11321 U.S. Highway 19

Port Richey, FL 34668

Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

---

**From:** Bachteler, James J [<mailto:jbachteler@co.pinellas.fl.us>]

**Sent:** Tuesday, February 09, 2016 3:03 PM

**To:** Sarah Potts <[spotts@tampabay.com](mailto:spotts@tampabay.com)>; Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>

**Cc:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Beardslie, Gordon R <[gbeardsl@co.pinellas.fl.us](mailto:gbeardsl@co.pinellas.fl.us)>; Swearngen, Scott M <[sswearngen@co.pinellas.fl.us](mailto:sswearngen@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>; Young, Bernie C <[bcyoung@co.pinellas.fl.us](mailto:bcyoung@co.pinellas.fl.us)>

**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

*Good Afternoon, Tampa Bay Times.....*

Please make the following **correction** to the proof for **TBT Ad 254267**:

In the **first paragraph** following **Item 5. Q Z-3-1-16**, beginning with " Any written arguments, evidence...."

At the **end** of this paragraph, beginning with "...submitted on 81/2....."

**This Line Should Read:** " ...submitted on 8-1/2 x 11-inch paper."

The " x " is shown on the proof as an asterisk ( \* ) which is incorrect.

Once this correction has been implemented, please provide a final proof for review.

*Thank you for your assistance in the publication of this advertisement.*

**James J. Bachteler**

**Deputy Clerk / Records Specialist III / Notary Public**

**Documents Management Group**

Board Records Department / Finance Division

Office of Ken Burke, Clerk of the Circuit Court and Comptroller

Pinellas County, Florida

315 Court St., 5th Floor, Clearwater, FL 33756

(727) 464-4334 | Fax (727) 464-4716

[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

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**From:** Sarah Potts [<mailto:spotts@tampabay.com>]

**Sent:** Tuesday, February 09, 2016 10:46 AM

**To:** BoardRecords; Bachteler, James J

**Cc:** Deirdre Almeida

**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Jim,

Attached is proof, Please review and let me know if any changes are needed.

Thanks,

**Sarah Potts**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct **727-869-6288** Email: [Spotts@tampabay.com](mailto:Spotts@tampabay.com)

# PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **February 23, 2016 at 6:00 p.m.** in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756.

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Resolution changing the Zoning classification of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road); Page 638 of the Zoning Atlas, as being in Section 33, Township 28, Range 16; from A-E, Agricultural Estate Residential & R-R, Rural Residential to IL-CO, Institutional Limited-Conditional Overlay with a Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including physical rehabilitative and physician support services for occupants of the 60 beds of the facility; provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility; upon application of Kamran and Dori Rouhani, and Parviz Rouhani, A.E.C. 2159 LLC, and Emerald Garden Real Estate, Inc., through Kamran Rouhani, Representative,  
and  
An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road) located in Section 33, Township 28, Range 16, from Residential Suburban to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.
  
3. Q Z/LU-1-1-16  
Resolution changing the Zoning classification of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon; page 522 of the Zoning Atlas, as being in Section 11, Township 27, Range 16; from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay with a Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet; upon application of C&K Safety Harbor, LLC and Outbidya, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative,  
and  
An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon, located in Section 11, Township 27, Range 16, from Residential Rural to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.
  
4. Q Z-2-1-16  
Resolution changing the Zoning classification of approximately 4.8 acres located on the east side of US Highway 19 North, 600 feet north of SR 580 in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16, from CP-1, Commercial Parkway to CP-2, Commercial Parkway; upon application of Fitzgerald Motors, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative.
  
5. Q Z-3-1-16  
Resolution changing the Zoning classification of approximately 0.7 acre located on the west side of US Highway 19 Alternate, 300 feet south of Brevard Street in Palm Harbor; page 51 of the Zoning Atlas, as being in Section 26, Township 27, Range 15, from R-4, One, Two & Three Family Residential to C-3, Commercial, Wholesale, Warehousing & Industrial Support; upon application of Providence Storage, LLC through Rod Collman, AIA, SDG Architecture, Representative.

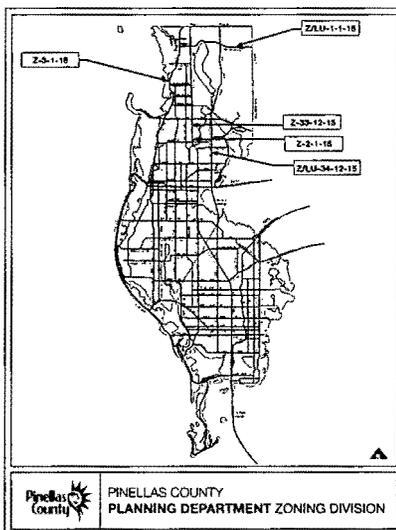
Any written arguments, evidence, explanations, studies, reports, petitions or other documentation that an applicant, proponent or opponent wishes to be provided to the Board of County Commissioners for their consideration in support of, or in opposition to, any of the applications proposed above should 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 8-1/2 x 11-inch paper.

The proposed Resolutions and Ordinances amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at the address above, or at the Pinellas County Board Records Department located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at [zoning@pinellascounty.org](mailto:zoning@pinellascounty.org).

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



## **Bachteler, James J**

---

**From:** Young, Bernie C  
**Sent:** Wednesday, February 10, 2016 4:39 PM  
**To:** Deirdre Almeida  
**Cc:** Bachteler, James J  
**Subject:** RE: Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Thanks Deirdre.

Have a nice evening.

*Bernie*

**Bernie C. Young, AAS**  
Records Specialist Supervisor  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St, 5th Floor, Clearwater, FL 33756  
(727) 464-3465  
[bcyoung@pinellascounty.org](mailto:bcyoung@pinellascounty.org) | [www.mypinellasclerk.org](http://www.mypinellasclerk.org)

---

**From:** Deirdre Almeida [mailto:[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)]  
**Sent:** Wednesday, February 10, 2016 4:35 PM  
**To:** Young, Bernie C  
**Subject:** RE: Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Bernie,

Production did not do as I requested.

I submitted to them: to correct as shown [8-1/2 x 11-inch paper]

I know it is after deadline, but I have requested they look upon the original correction and do as asked. I also requested another proof. You will most likely be gone but I will forward so you have in the morning.

## **Deirdre Almeida**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**  
11321 U.S. Highway 19

Port Richey, FL 34668  
Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

---

**From:** Young, Bernie C [<mailto:bcyoung@co.pinellas.fl.us>]  
**Sent:** Wednesday, February 10, 2016 4:25 PM  
**To:** Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>  
**Cc:** Bachteler, James J <[jbachteler@co.pinellas.fl.us](mailto:jbachteler@co.pinellas.fl.us)>  
**Subject:** RE: Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16  
**Importance:** High

Doesn't appear to be any space between the "8" and the "1/2" but, I realize that the deadline to submit corrections has past.

So, in this case, publish it.

*Bernie*

**Bernie C. Young, AAS**  
Records Specialist Supervisor  
Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St, 5th Floor, Clearwater, FL 33756  
(727) 464-3465  
[bcyoung@pinellascounty.org](mailto:bcyoung@pinellascounty.org) | [www.mypinellasclerk.org](http://www.mypinellasclerk.org)

---

**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]  
**Sent:** Wednesday, February 10, 2016 4:20 PM  
**To:** BoardRecords  
**Cc:** Bachteler, James J; Young, Bernie C  
**Subject:** Final proof 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Thank you,

**Deirdre Almeida**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

---

**From:** Bachteler, James J [<mailto:jbachteler@co.pinellas.fl.us>] **On Behalf Of** BoardRecords  
**Sent:** Wednesday, February 10, 2016 1:22 PM  
**To:** Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

*Good Afternoon, Deirdre.....*

Please send the final proof to both the Board Records e-mail address and to Bernie Young.

Thank You

**Jim Bachteler**

Board Records Department / Finance Division  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St., 5th Floor, Clearwater, FL 33756  
(727) 464-4334 | Fax (727) 464-4716  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

---

**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]  
**Sent:** Wednesday, February 10, 2016 10:55 AM  
**To:** BoardRecords  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

I have not received it as of yet.

**Deirdre Almeida**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19  
Port Richey, FL 34668  
Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

---

**From:** Bachteler, James J [<mailto:jbachteler@co.pinellas.fl.us>] **On Behalf Of** BoardRecords  
**Sent:** Wednesday, February 10, 2016 10:50 AM  
**To:** Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>  
**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

*Please Advise on the status of the Final Proof.*

*Thank You.*

---

**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]  
**Sent:** Wednesday, February 10, 2016 8:26 AM  
**To:** Bachteler, James J  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Jim,  
I have requested the changes. Will send revision at later time.

Thank you,

## **Deirdre Almeida**

Legal Advertising Representative

### **TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

---

**From:** Bachteler, James J [<mailto:jbachteler@co.pinellas.fl.us>]

**Sent:** Tuesday, February 09, 2016 3:03 PM

**To:** Sarah Potts <[spotts@tampabay.com](mailto:spotts@tampabay.com)>; Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>

**Cc:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Beardlee, Gordon R <[gbeardsl@co.pinellas.fl.us](mailto:gbeardsl@co.pinellas.fl.us)>; Swearengen, Scott M <[sswearengen@co.pinellas.fl.us](mailto:sswearengen@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>; Young, Bernie C <[bcyoung@co.pinellas.fl.us](mailto:bcyoung@co.pinellas.fl.us)>

**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

*Good Afternoon, Tampa Bay Times.....*

Please make the following **correction** to the proof for **TBT Ad 254267**:

In the **first paragraph** following **Item 5. Q Z-3-1-16**, beginning with " Any written arguments, evidence...."

At the **end** of this paragraph, beginning with "...submitted on 81/2...."

**This Line Should Read:** " ...submitted on 8-1/2 x 11-inch paper."

The " x " is shown on the proof as an asterisk ( \* ) which is incorrect.

Once this correction has been implemented, please provide a final proof for review.

*Thank you for your assistance in the publication of this advertisement.*

**James J. Bachteler**

**Deputy Clerk / Records Specialist III / Notary Public**

**Documents Management Group**

Board Records Department / Finance Division

Office of Ken Burke, Clerk of the Circuit Court and Comptroller

Pinellas County, Florida

315 Court St., 5th Floor, Clearwater, FL 33756

(727) 464-4334 | Fax (727) 464-4716

[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

---

**From:** Sarah Potts [<mailto:spotts@tampabay.com>]

**Sent:** Tuesday, February 09, 2016 10:46 AM

**To:** BoardRecords; Bachteler, James J

**Cc:** Deirdre Almeida

**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Jim,

Attached is proof, Please review and let me know if any changes are needed.

Thanks,

**Sarah Potts**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct **727-869-6288** Email: [Spotts@tampabay.com](mailto:Spotts@tampabay.com)

## Bachteler, James J

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**From:** Deirdre Almeida [dalmeida@tampabay.com]  
**Sent:** Wednesday, February 10, 2016 8:26 AM  
**To:** Bachteler, James J  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Jim,  
I have requested the changes. Will send revision at later time.

Thank you,

## Deirdre Almeida

Legal Advertising Representative

### TAMPA BAY TIMES

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct **727-869-6276** Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

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**From:** Bachteler, James J [<mailto:jbachteler@co.pinellas.fl.us>]

**Sent:** Tuesday, February 09, 2016 3:03 PM

**To:** Sarah Potts <[spotts@tampabay.com](mailto:spotts@tampabay.com)>; Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>

**Cc:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Beardslee, Gordon R <[gbeardsl@co.pinellas.fl.us](mailto:gbeardsl@co.pinellas.fl.us)>; Swearengen, Scott M <[sswearengen@co.pinellas.fl.us](mailto:sswearengen@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>; Young, Bernie C <[bcyoung@co.pinellas.fl.us](mailto:bcyoung@co.pinellas.fl.us)>

**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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**James J. Bachteler**

**Deputy Clerk / Records Specialist III / Notary Public**

**Documents Management Group**

Board Records Department / Finance Division

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315 Court St., 5th Floor, Clearwater, FL 33756

(727) 464-4334 | Fax (727) 464-4716

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**Sent:** Tuesday, February 09, 2016 10:46 AM  
**To:** BoardRecords; Bachteler, James J  
**Cc:** Deirdre Almeida  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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Attached is proof, Please review and let me know if any changes are needed.

Thanks,

## **Sarah Potts**

Legal Advertising Representative

**TAMPA BAY TIMES**

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct 727-869-6288 Email: [Spotts@tampabay.com](mailto:Spotts@tampabay.com)

**Bachteler, James J**

---

**From:** Bachteler, James J  
**Sent:** Tuesday, February 09, 2016 3:03 PM  
**To:** 'Sarah Potts'; 'Deirdre Almeida'  
**Cc:** Bailey, Glenn; Beardslee, Gordon R; Swearengen, Scott M; Loy, Norman; Young, Bernie C  
**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16  
**Attachments:** CORRECTION\_254267\_BCC\_022316\_Planning\_TBT\_021216.pdf

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**Documents Management Group**  
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**Sent:** Tuesday, February 09, 2016 10:46 AM  
**To:** BoardRecords; Bachteler, James J  
**Cc:** Deirdre Almeida  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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Thanks,

**Sarah Potts**  
Legal Advertising Representative  
**TAMPA BAY TIMES**  
Citrus, Hernando, Pasco, Pinellas & Hillsborough

# PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **February 23, 2016 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 AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

1. Q Z-33-12-15 (Final Adoption)  
Resolution changing the Zoning classification of approximately 10.3 acres located at 29582 US Highway 19 North in the unincorporated area of Dunedin; Page 609 of the Zoning Atlas, as being in Section 19, Township 28, Range 16; from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public; upon application of Pinellas County through Gordon Beardslee, Planning Department, Representative.

2. Q ZLU-34-12-15  
Resolution changing the Zoning classification of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road); Page 638 of the Zoning Atlas, as being in Section 33, Township 28, Range 16; from A-E, Agricultural Estate Residential & R-R, Rural Residential to IL-CO, Institutional Limited-Conditional Overlay with a Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including physical rehabilitative and physician support services for occupants of the 60 beds of the facility; provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility; upon application of Kamran and Dori Rouhani, and Parviz Rouhani, A.E.C. 2159 LLC, and Emerald Garden Real Estate, Inc., through Kamran Rouhani, Representative.

and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road) located in Section 33, Township 28, Range 16, from Residential Suburban to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.

3. Q ZLU-1-1-16  
Resolution changing the Zoning classification of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon; page 522 of the Zoning Atlas, as being in Section 11, Township 27, Range 16; from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay with a Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet; upon application of C&K Safety Harbor, LLC and Outbidya, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative.

and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon, located in Section 11, Township 27, Range 16, from Residential Rural to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.

4. Q Z-2-1-16  
Resolution changing the Zoning classification of approximately 4.8 acres located on the east side of US Highway 19 North, 600 feet north of SR 580 in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16, from CP-1, Commercial Parkway to CP-2, Commercial Parkway; upon application of Fitzgerald Motors, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative.

5. Q Z-3-1-16  
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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 8 1/2" x 11-inch paper.

The proposed Resolutions and Ordinances amending the Zoning Atlas and the Future Land Use Map can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at the address above, or at the Pinellas County Board Records Department located at 315 Court Street, Fifth Floor, Clearwater, Florida 33756. You can contact the Zoning Division at (727) 464-5047 with any questions, or email them at [zoning@pinellascounty.org](mailto:zoning@pinellascounty.org).

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



Should  
Read:  
8 1/2 x 11-inch

## Bachteler, James J

---

**From:** Bachteler, James J  
**Sent:** Tuesday, February 09, 2016 10:56 AM  
**To:** Bailey, Glenn; Beardslee, Gordon R; Swearengen, Scott M  
**Cc:** Loy, Norman; Young, Bernie C  
**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16  
**Attachments:** 254267-1.pdf

*Good Morning.....*

The attached PDF file is for the **Proof** from the *Tampa Bay Times* for the **Notice of Public Hearing** advertisement for **BCC 02-23-16**.

Please carefully review the Proof and submit any changes or corrections to **Board Records** (not the *Times*) as soon as possible.

Once all the necessary changes or corrections are implemented by the *Times*, a final proof will be requested.

*Thank you for your review and input.*

### Jim Bachteler

Board Records Department / Finance Division  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St., 5th Floor, Clearwater, FL 33756  
(727) 464-4334 | Fax (727) 464-4716  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

---

**From:** Sarah Potts [mailto:spotts@tampabay.com]  
**Sent:** Tuesday, February 09, 2016 10:46 AM  
**To:** BoardRecords; Bachteler, James J  
**Cc:** Deirdre Almeida  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

Jim,

Attached is proof, Please review and let me know if any changes are needed.

Thanks,

### Sarah Potts

Legal Advertising Representative

#### TAMPA BAY TIMES

**Citrus, Hernando, Pasco, Pinellas & Hillsborough**

11321 U.S. Highway 19

Port Richey, FL 34668

Direct 727-869-6288 Email: [Spotts@tampabay.com](mailto:Spotts@tampabay.com)

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**From:** Bachteler, James J [<mailto:jbachteler@co.pinellas.fl.us>] **On Behalf Of** BoardRecords  
**Sent:** Tuesday, February 09, 2016 10:32 AM  
**To:** Deirdre Almeida <[dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)>; Sarah Potts <[spotts@tampabay.com](mailto:spotts@tampabay.com)>  
**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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**From:** Sarah Potts [<mailto:spotts@tampabay.com>]  
**Sent:** Monday, February 08, 2016 2:31 PM  
**To:** BoardRecords  
**Cc:** Deirdre Almeida  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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**Subject:** FW: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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**From:** Bachteler, James J **On Behalf Of** BoardRecords  
**Sent:** Thursday, February 04, 2016 11:25 AM  
**To:** Deirdre Almeida  
**Subject:** RE: order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]  
**Sent:** Thursday, February 04, 2016 10:33 AM  
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**Subject:** order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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**Deirdre Almeida**

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**Subject:** RE: BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

**REQUEST FOR ADVERTISING OF NOTICE OF PUBLIC HEARING**

TO: TAMPA BAY TIMES  
ATTENTION: DEIRDRE ALMEIDA

FROM: PINELLAS COUNTY BOARD RECORDS DEPARTMENT  
ACCOUNT: 107095

SUBMITTAL DATE: FEBRUARY 4,, 2016

PUBLICATION DATE: FEBRUARY 12, 2016  
COUNTY EDITION: PINELLAS

***Good Morning:***

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**Thank You**

**James J. Bachteler**  
***Deputy Clerk / Records Specialist III / Notary Public***  
**Documents Management Group**  
Board Records Department / Finance Division  
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### Jim Bachteler

Board Records Department / Finance Division

Office of Ken Burke, Clerk of the Circuit Court and Comptroller

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Legal Advertising Representative

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**Cc:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Beardslie, Gordon R <[gbeardsl@co.pinellas.fl.us](mailto:gbeardsl@co.pinellas.fl.us)>; Swearingen, Scott M <[sswearingen@co.pinellas.fl.us](mailto:sswearingen@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>; Young, Bernie C <[bcyoung@co.pinellas.fl.us](mailto:bcyoung@co.pinellas.fl.us)>; Smitke, Arlene L <[asmitke@co.pinellas.fl.us](mailto:asmitke@co.pinellas.fl.us)>; Baxter, Kevin <[kbaxter@co.pinellas.fl.us](mailto:kbaxter@co.pinellas.fl.us)>

**Subject:** RE: BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

### **REQUEST FOR ADVERTISING OF NOTICE OF PUBLIC HEARING**

**TO: TAMPA BAY TIMES**  
**ATTENTION: DEIRDRE ALMEIDA**

**FROM: PINELLAS COUNTY BOARD RECORDS DEPARTMENT**  
**ACCOUNT: 107095**

**SUBMITTAL DATE: FEBRUARY 4,, 2016**

**PUBLICATION DATE: FEBRUARY 12, 2016**  
**COUNTY EDITION: PINELLAS**

#### ***Good Morning:***

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**Thank You**

**James J. Bachteler**

***Deputy Clerk / Records Specialist III / Notary Public***

**Documents Management Group**

Board Records Department / Finance Division

Office of Ken Burke, Clerk of the Circuit Court and Comptroller

Pinellas County, Florida

315 Court St., 5th Floor, Clearwater, FL 33756

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[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

### -Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully if changes are needed,  
please contact us prior to deadline at  
or email at [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com).

<p><i>Date:</i> 02/04/16</p> <p><i>Account #:</i> 107095 <i>Company:</i> BOARD RECORDS DEPARTMENT</p> <p><i>Contact:</i></p> <p><i>Address:</i> 315 COURT ST 5TH FLOOR CLEARWATER, FL 33756</p> <p><i>Telephone:</i> (727) 464-3464 <i>Fax:</i> (727) 464-4716 <i>Email:</i> BoardRecords@co.pinellas.fl.us</p>	<p><i>Publications:</i> Tampa Bay Times</p> <p><i>Zones or Sections:</i> B Pinellas</p> <p><i>Classification:</i> 0</p>
<p><i>Ad ID:</i> 254267</p> <p><i>Start:</i> 02/12/16 <i>Stop:</i> 02/12/16</p> <p><i>Total Cost:</i> \$1,251.60 <i>Billed Lines:</i> 0:0 <i>Total Depth:</i> 11.0 <i># of Inserts:</i></p> <p><i>Phone #</i> <i>Email:</i> dalmeida@tampabay.com</p>	

**Bachteler, James J**

---

**From:** Deirdre Almeida [dalmeida@tampabay.com]  
**Sent:** Thursday, February 04, 2016 10:33 AM  
**To:** BoardRecords  
**Subject:** order 254267 BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16  
**Attachments:** BOARDREC0R-46-254267-1.pdf

Proof to follow.

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Legal Advertising Representative

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**Subject:** RE: BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16

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**Cc:** Bailey, Glenn; Beardslee, Gordon R; Swearengen, Scott M; Loy, Norman; Young, Bernie C; Smitke, Arlene L; Baxter, Kevin  
**Subject:** RE: BCC 02-23-16 - Notice of Public Hearing - Planning Zoning - TBT - 02-12-16  
**Attachments:** BCC\_022316\_PublicHearingNotice\_ProposedAmendments\_PlanningZoning\_TBT\_021216.pdf.docx; BCC\_022316\_PublicHearingNotice\_Map\_TBT\_021216.pdf

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# **PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS**

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **February 23, 2016 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 AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS**

### **1. Q Z-33-12-15 (Final Adoption)**

Resolution changing the Zoning classification of approximately 10.3 acres located at 29582 US Highway 19 North in the unincorporated area of Dunedin; Page 609 of the Zoning Atlas, as being in Section 19, Township 28, Range 16; from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public; upon application of Pinellas County through Gordon Beardslee, Planning Department, Representative.

### **2. Q Z/LU-34-12-15**

Resolution changing the Zoning classification of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road); Page 638 of the Zoning Atlas, as being in Section 33, Township 28, Range 16; from A-E, Agricultural Estate Residential & R-R, Rural Residential to IL-CO, Institutional Limited-Conditional Overlay with a Conditional Overlay limiting the use of the property to an assisted living facility with a maximum of 60 beds, inclusive of services defined by the State as independent living, assisted living care, skilled nursing care, extended congregate care, long-term care and/or memory care, and including physical rehabilitative and physician support services for occupants of the 60 beds of the facility; provided, however, that no such services shall be provided for external patients who are not occupants of the 60 beds of the facility; upon application of Kamran and Dori Rouhani, and Parviz Rouhani, A.E.C. 2159 LLC, and Emerald Garden Real Estate, Inc., through Kamran Rouhani, Representative, and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road) located in Section 33, Township 28, Range 16, from Residential Suburban to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.

### **3. Q Z/LU-1-1-16**

Resolution changing the Zoning classification of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon; page 522 of the Zoning Atlas, as being in Section 11, Township 27, Range 16; from A-E-W, Agricultural Estate Residential-Wellhead Protection Overlay to PSP-W-CO, Public/Semi-Public-Wellhead Protection Overlay-Conditional Overlay with a Conditional Overlay limiting the use of the property to a private school and related accessory uses for a maximum number of 400 students, and limiting the maximum building height to 35 feet; upon application of C&K Safety Harbor, LLC and Outbidya, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative, and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 9.4 acres located on the north side of Keystone Road, 100 feet east of Ranch Road in East Lake Tarpon, located in Section 11, Township 27, Range 16, from Residential Rural to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.

4. Q Z-2-1-16

Resolution changing the Zoning classification of approximately 4.8 acres located on the east side of US Highway 19 North, 600 feet north of SR 580 in the unincorporated area of Clearwater; page 631 of the Zoning Atlas, as being in Section 30, Township 28, Range 16, from CP-1, Commercial Parkway to CP-2, Commercial Parkway; upon application of Fitzgerald Motors, Inc., through Richard J. Marcel or Jason D. Boyd, The Sustainability Group, LLC, Representative.

5. Q Z-3-1-16

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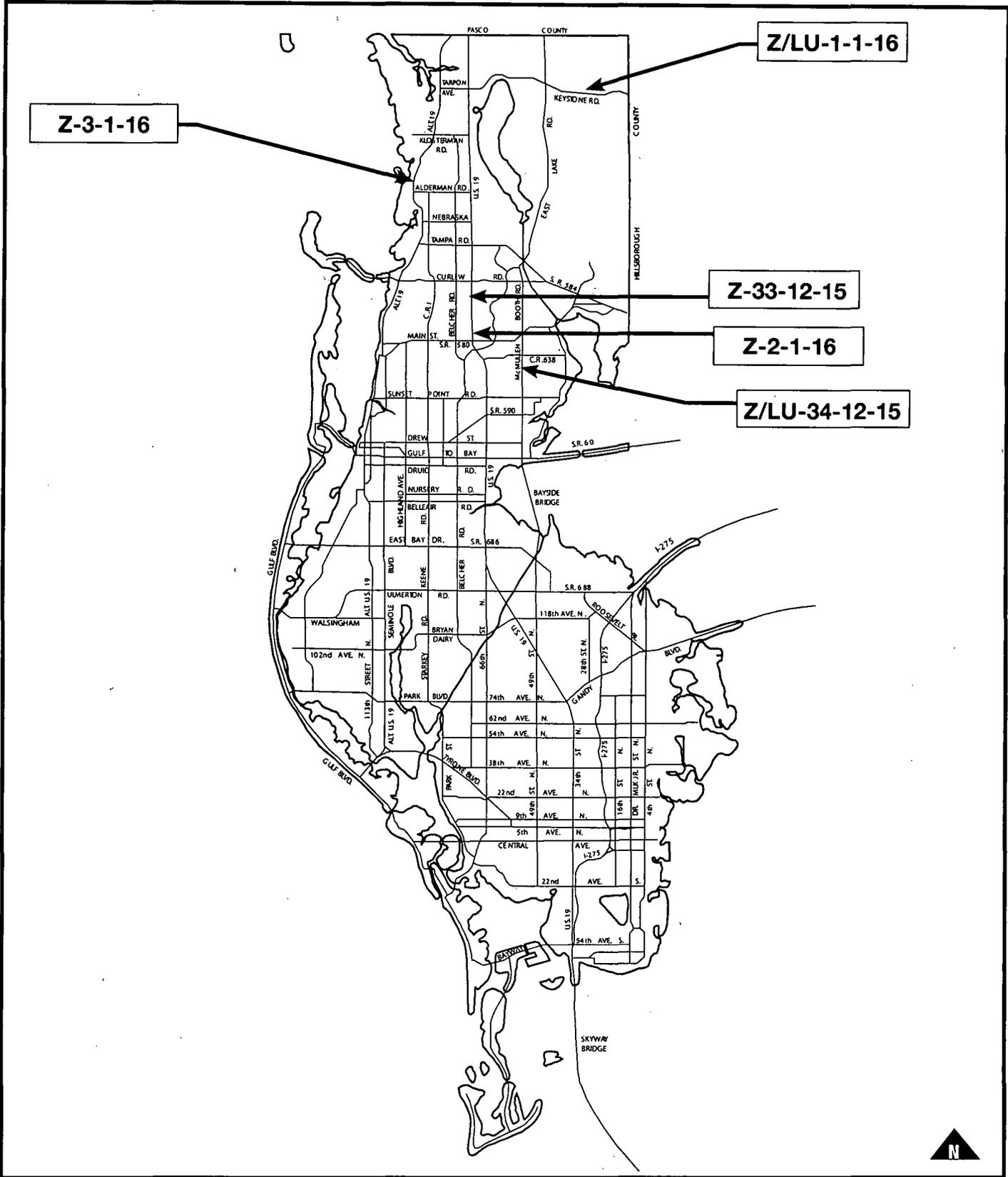
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KEN BURKE, CLERK TO THE  
BOARD OF COUNTY COMMISSIONERS  
By Norman D. Loy, Deputy Clerk



PINELLAS COUNTY  
**PLANNING DEPARTMENT ZONING DIVISION**

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

Fax No. 464-8201

To: Board Records

FROM: Tammy Swinton, Planning Department (February 23, 2016 BCC Hearing)

DATE: February 2, 2016

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AD COPY ATTACHED: Yes X No      WITH MAP

REQUIRES SPECIAL HANDLING: Yes      No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: February 12, 2016

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  
Gordon Beardslee, Planning Department  
Tammy Swinton, Planning Department

**Bachteler, James J**

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**From:** Loy, Norman  
**Sent:** Thursday, February 04, 2016 8:34 AM  
**To:** Bachteler, James J  
**Subject:** RE: Notice of Public Hearing - BCC Meeting of 02-23-16 - Tampa Bay Times

Okay to publish.

Norm

**Norman D. Loy, BAM, CPM**  
Manager, Board Records Department  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St., 5th Floor, Clearwater, FL 33756  
(727) 464-3463 | Fax (727) 464-4716  
[nloy@pinellascounty.org](mailto:nloy@pinellascounty.org) | [www.mypinellasclerk.org](http://www.mypinellasclerk.org)

Tell us how we're doing by filling out a [comment card!](#)



**Sign up today and protect your property's title from FRAUD!**

Follow the Clerk:



Please Note: All mail sent to and from Pinellas County is subject to the Public Records Laws of Florida

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**From:** Bachteler, James J  
**Sent:** Wednesday, February 03, 2016 8:50 AM  
**To:** Loy, Norman  
**Cc:** Bailey, Glenn; Beardslee, Gordon R; Swearngen, Scott M; Young, Bernie C  
**Subject:** RE: Notice of Public Hearing - BCC Meeting of 02-23-16 - Tampa Bay Times  
**Importance:** High

*Good Morning, Norm.....*

The attached **MS WORD** file is for a **Notice of Public Hearing** submitted by Pinellas County Planning and Zoning to be advertised in the **Tampa Bay Times** by Board Records for the **Board of County Commissioners Meeting of 23 February 2016**.

There is also a PDF file attached for the accompanying **Map** that will be inserted into the main advertisement.

*Please review the text of this advertisement and make any suggested corrections.*

Once the review is completed, the ad will be forwarded to the **Tampa Bay Times** for preparation of the proof. This **Notice of Public Hearing** will be published in the **Times** on **Friday, 12 February 2016**.

*Thank You for your review and input.*

**Jim Bachteler**

Board Records Department / Finance Division  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
Pinellas County, Florida  
315 Court St., 5th Floor, Clearwater, FL 33756  
(727) **464-4334** | Fax (727) 464-4716  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

## PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP AND ZONING ATLAS

The Pinellas County Board of County Commissioners proposes to adopt the following amendments to the Pinellas County Future Land Use Map and Zoning Atlas. A public hearing on the Resolutions and Ordinances will be held **February 23, 2016 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 AND ORDINANCES AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS

#### 1. Q Z-33-12-15 (Final Adoption)

Resolution changing the Zoning classification of approximately 10.3 acres located at 29582 US Highway 19 North in the unincorporated area of Dunedin; Page 609 of the Zoning Atlas, as being in Section 19, Township 28, Range 16; from A-E, Agricultural Estate Residential to PSP, Public/Semi-Public; upon application of Pinellas County through Gordon Beardslee, Planning Department, Representative.

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and  
An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.5 acres located 680 feet north of Union Street on the west side of McMullen Booth Road in the unincorporated area of Clearwater (Street addresses being: 2159, 2167, and 2175 McMullen Booth Road) located in Section 33, Township 28, Range 16; from Residential Suburban to Institutional; providing for other modifications that may arise from review of this Ordinance at the public hearing and/or with other responsible parties; and providing an effective date.

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By Norman D. Loy, Deputy Clerk

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Phone No. 464-8200

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To: Board Records

FROM: Tammy Swinton, Planning Department (February 23, 2016 BCC Hearing)

DATE: February 2, 2016

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REQUIRES SPECIAL HANDLING: Yes      No X

NEWSPAPER: St. Petersburg Times X

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SPECIAL INSTRUCTIONS: Do Not Print in Legal/Classified Section

cc: Glenn Bailey, Planning Department  
Gordon Beardslee, Planning Department  
Tammy Swinton, Planning Department

## **Bachteler, James J**

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**From:** Swinton, Tammy M  
**Sent:** Tuesday, February 02, 2016 1:00 PM  
**To:** Bachteler, James J; Bailey, Glenn; Baxter, Kevin; Beardslee, Gordon R; Greenleaf, Kim; Haumann, Cynthia N; Herring, Darlina; Klug, Della; Lowack, Brian; Loy, Norman; Lyon, Blake G; MacDaniel, Kathleen A; Mandilk, Jean M; Simmons, Cyndi M; Smitke, Arlene L; Stowers, Jake; Vandenberg, Courtney; Vincent, Renea; Walsh, J Doyle; Wells, Karen; Young, Bernie C  
**Subject:** BCC Ad/Agenda/Map for the Feb 23rd meeting  
**Attachments:** 2-23-16 BCC Ad.docx; 2-23-16 BCC Agenda.docx; Ad-Map\_Jan\_2016\_rev\_1\_19\_16.pdf

***Tammy Swinton***  
***Pinellas County Planning Department***  
***Phone (727) 464-3583/464-5697***  
***[tswinton@pinellascounty.org](mailto:tswinton@pinellascounty.org)***

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*All government correspondence is subject to the public records law.*

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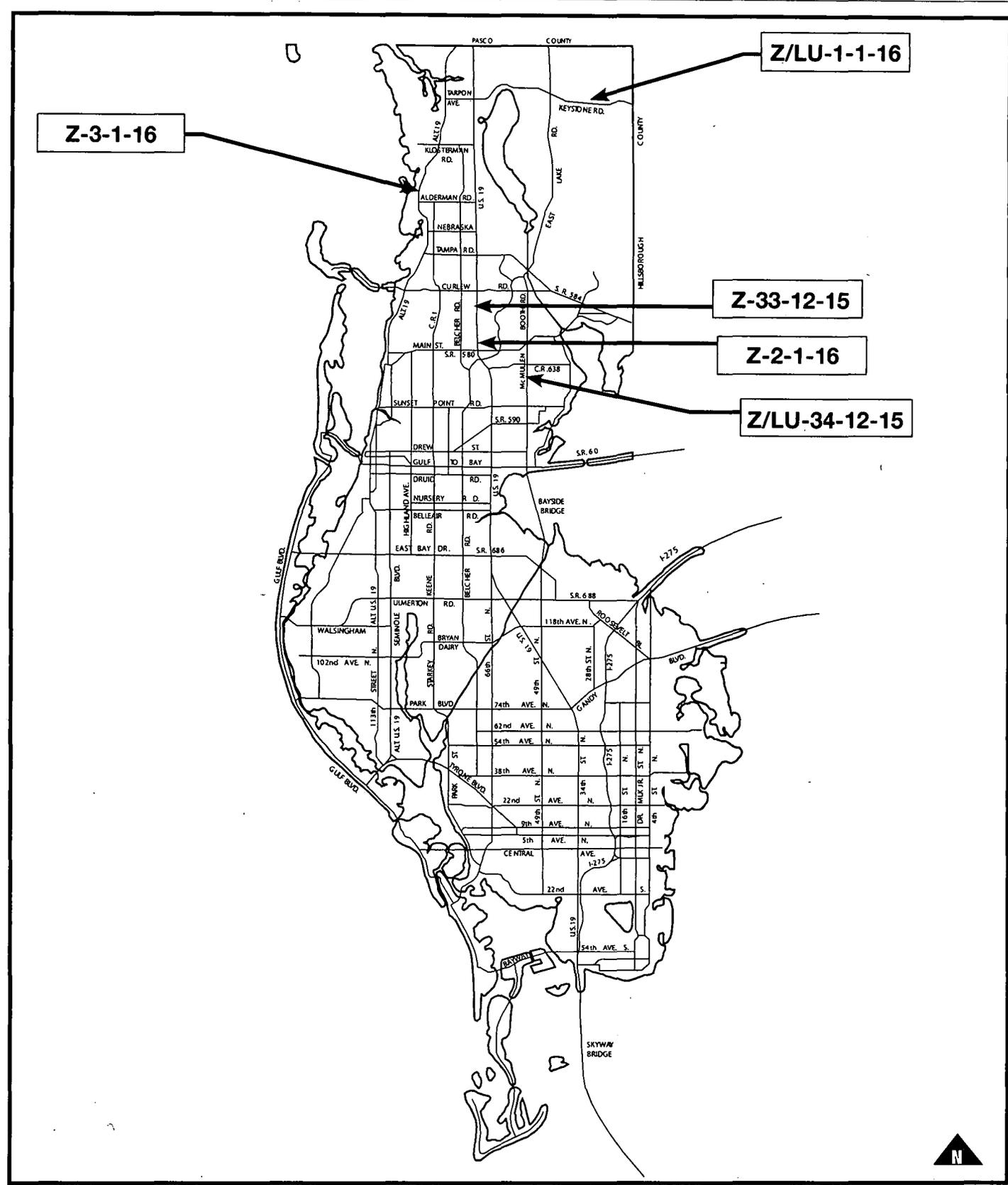
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BOARD OF COUNTY COMMISSIONERS  
By Norman D. Loy, Deputy Clerk



Z-3-1-16

Z/1-1-16

Z-33-12-15

Z-2-1-16

Z/34-12-15



PINELLAS COUNTY  
**PLANNING DEPARTMENT ZONING DIVISION**