

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Pinellas County

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: Amendments was published in Tampa Bay Times: 7/12/19, 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

Handwritten signature of the affiant.

Signature of Affiant

Sworn to and subscribed before me this 07/12/2019.

Handwritten signature of the notary public.

Signature of Notary Public

Personally known or produced identification

Type of identification produced



RECEIVED BOARD OF

2019 JUL 17 AM 10:54

BOARD OF COUNTY COMMISSIONERS PINELLAS COUNTY FLORIDA

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, July 23, 2019 at 6:00 p.m. in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756.

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

- 1. Q Z-07-06-19: Resolution changing the Zoning classification of approximately 6.9 acres...
2. Q Z-08-06-19: Resolution changing the Zoning classification of approximately 3.5 acres...
3. Q DMP-09-06-19: Resolution for the establishment of a Development Master Plan (DMP) for a Residential Planned Development (RPD) zoned property...

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...
2. CP-10-06-19 (First Hearing): 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...

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 FEES AND CREDITS, TO PROVIDE REDUCED FEES FOR SMALLER SINGLE FAMILY HOMES AND FOR HOUSING UNITS DESIGNATED TO LOW INCOME HOUSEHOLDS...

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.

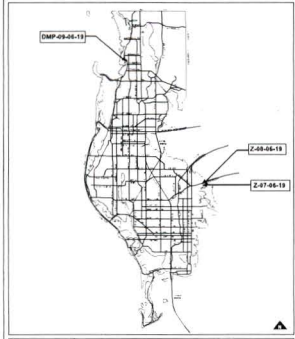
The proposed Resolutions amending the Zoning Atlas and on the establishment of a Development Master Plan can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756, or at the Pinellas County 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 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



PINELLAS COUNTY PLANNING DEPARTMENT ZONING DIVISION

**Bachteler, James J**

---

**From:** Bachteler, James J  
**Sent:** Friday, July 12, 2019 9:08 AM  
**To:** Bailey, Glenn; Schoderbock, Michael; Swearingen, Scott M; Vincent, Renea; Lanford, Caroline  
**Cc:** Loy, Norman; Lugo, Jo A; Smitke, Arlene L; Swinton, Tammy M  
**Subject:** RE: Affidavit of Publication - Notice of Public Hearing - BCC 07-23-19 - Proposed Amendments - Pinellas Planning  
**Attachments:** 797759 Amendments.pdf

*Good Morning, Pinellas County Planning.....*

The *Tampa Bay Times* has provided an electronic version (attached PDF) of the **Affidavit of Publication** for the **Notice of Public Hearing** advertisement that appeared in the *Times* today, **Friday, 12 July 2019**, for the **Pinellas County Board of County Commissioners (BCC)** meeting scheduled for **Tuesday, 23 July 2019** for **Proposed Amendments** to the Pinellas County Zoning Atlas, Comprehensive Plan and Land Development Regulations, and the Establishment of a Development Master Plan.

An **original** Affidavit will be received by Board Records sometime next week.

*Thank You and Have A Pleasant Weekend*

*James Bachteler*

**Deputy Clerk / Senior Records Specialist**

**Pinellas County Board Records**

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

315 Court Street, Fifth Floor, Clearwater, Florida 33756

(727) 464-4749

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



797759

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: Amendments** was published in **Tampa Bay Times**; 7/12/19, 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 nor 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 07/12/2019.

Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_

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



RECEIVED  
BOARD OF  
2019 JUL 12 AM 8:46  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

**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, July 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 (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, R(M), Residential Mobile/Manufactured Home & RPD, Residential Planned Development to R(M), Multiple-Family Residential (1.7 acres) & R(M)-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 Chirayo 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 1016 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 R(M), Multiple-Family Residential; upon application of Chirayo LLC through Todd Pressman, Pressman & Associates Inc.

**3. Q DMP-03-06-19**

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 Masouzi 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 Staras, 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 CREATION/ 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 CP PORTFOLIO MANAGEMENT PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

**2. CP-10-06-19 (First Hearing)**

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 8 1/2 x 11-inch paper.

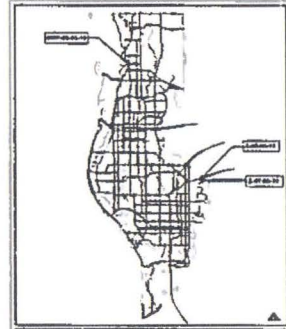
The proposed Resolutions amending the Zoning Atlas and on the establishment of a Development Master Plan can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756, or at the Pinellas County 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 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. Lay, Deputy Clerk



PINELLAS COUNTY PLANNING DEPARTMENT ZONING DIVISION

**Bachteler, James J**

---

**From:** Deirdre Almeida <dalmeida@tampabay.com>  
**Sent:** Friday, July 12, 2019 8:01 AM  
**To:** Bachteler, James J  
**Subject:** 7/12 affidavit 797759 Amendments  
**Attachments:** 797759 Amendments.pdf



**Deirdre Almeida**

Legal Advertising Representative

**Tampa Bay Times**  
tampabay.com

7300 Winter St., Brooksville, FL 34613  
Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

**Publishing in:**

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

RECEIVED  
BOARD OF  
2019 JUL 12 AM 8:46  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA



**Bachteler, James J**

---

**From:** Deirdre Almeida <dalmeida@tampabay.com>  
**Sent:** Tuesday, July 09, 2019 2:10 PM  
**To:** Bachteler, James J  
**Subject:** RE: TBT Ad 797759 - BCC 07-23-19 - Notice of Public Hearing - Proposed Amendments - Planning Zoning - TBT - 07-12-19

Thank you again Jim.



7300 Winter St., Brooksville, FL 34613  
Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

**Publishing in:**

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

---

**From:** Bachteler, James J <jbachteler@co.pinellas.fl.us>  
**Sent:** Tuesday, July 09, 2019 2:08 PM  
**To:** Deirdre Almeida <dalmeida@tampabay.com>  
**Cc:** Bailey, Glenn <gbailey@co.pinellas.fl.us>; Vincent, Renea <rvincent@co.pinellas.fl.us>; Swearengen, Scott M <sswearengen@co.pinellas.fl.us>; Lanford, Caroline <clanford@co.pinellas.fl.us>; Loy, Norman <nloy@co.pinellas.fl.us>; Lugo, Jo A <jlugo@co.pinellas.fl.us>; Smitke, Arlene L <asmitke@co.pinellas.fl.us>; Swinton, Tammy M <tswinton@co.pinellas.fl.us>  
**Subject:** RE: TBT Ad 797759 - BCC 07-23-19 - Notice of Public Hearing - Proposed Amendments - Planning Zoning - TBT - 07-12-19

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

Pinellas County Planning Department and Pinellas County Board Records have reviewed the Final Proof for Ad **797759** as attached.

There are no further corrections or changes necessary to be made to this advertisement.

***This Notice of Public Hearing advertisement is Good to Go for Publication in the Local B section of the Pinellas Edition, (not in the Classifieds), on **Friday, 12 July 2019**.***

Please send the original **Affidavit of Publication** for the advertisement as it appears in the final printed edition of the paper and the advertisement **Invoice** to:

**Norman D. Loy, Deputy Clerk**  
Pinellas County Board Records Department  
315 Court Street, Fifth Floor  
Clearwater, Florida 33756.

## Bachteler, James J

---

**From:** Bachteler, James J  
**Sent:** Tuesday, July 09, 2019 2:08 PM  
**To:** Deirdre Almeida  
**Cc:** Bailey, Glenn; Vincent, Renea; Swearingen, Scott M; Lanford, Caroline; Loy, Norman; Lugo, Jo A; Smitke, Arlene L; Swinton, Tammy M  
**Subject:** RE: TBT Ad 797759 - BCC 07-23-19 - Notice of Public Hearing - Proposed Amendments - Planning Zoning - TBT - 07-12-19  
**Attachments:** 797759-1.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>
	Deirdre Almeida	
	Bailey, Glenn	Read: 7/9/2019 2:34 PM
	Vincent, Renea	
	Swearingen, Scott M	Read: 7/9/2019 2:49 PM
	Lanford, Caroline	
	Loy, Norman	Read: 7/9/2019 2:10 PM
	Lugo, Jo A	
	Smitke, Arlene L	
	Swinton, Tammy M	

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

Pinellas County Planning Department and Pinellas County Board Records have reviewed the Final Proof for Ad **797759** as attached.  
There are no further corrections or changes necessary to be made to this advertisement.

***This Notice of Public Hearing advertisement is Good to Go for Publication in the Local B section of the Pinellas Edition, (not in the Classifieds), on **Friday, 12 July 2019**.***

Please send the original **Affidavit of Publication** for the advertisement as it appears in the final printed edition of the paper and the advertisement **Invoice** to:

**Norman D. Loy, Deputy Clerk**  
Pinellas County **Board Records Department**  
315 Court Street, **Fifth Floor**  
Clearwater, Florida 33756.

***Thank You for Your Assistance in the Processing and Publication of this Advertisement***

*James Bachteler*

**Deputy Clerk / Senior Records Specialist**  
**Pinellas County Board Records**

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



# 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, July 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 (First Hearing)**  
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 x 11-inch paper.

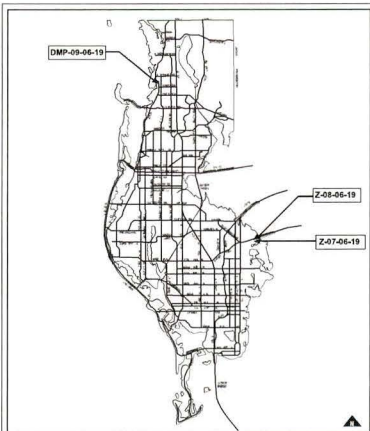
The proposed Resolutions amending the Zoning Atlas and on the establishment of a Development Master Plan can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756, or at the Pinellas County 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 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 amendments 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



PINELLAS COUNTY PLANNING DEPARTMENT ZONING DIVISION

RECEIVED  
 BOARD OF  
 COUNTY  
 COMMISSIONERS  
 PINELLAS COUNTY FLORIDA  
 2019 JUL -9 AM 10:26

**Bachteler, James J**

---

**From:** Deirdre Almeida <dalmeida@tampabay.com>  
**Sent:** Tuesday, July 09, 2019 10:02 AM  
**To:** Bachteler, James J  
**Subject:** RE: Proof 797759 ready for review/approval  
**Attachments:** 797759-1.PDF

REVISED attached



**Deirdre Almeida**  
Legal Advertising Representative  
**Tampa Bay Times**  
tampabay.com

7300 Winter St., Brooksville, FL 34613  
Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

**Publishing in:**

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

---

**From:** Bachteler, James J <jbachteler@co.pinellas.fl.us>  
**Sent:** Tuesday, July 09, 2019 9:53 AM  
**To:** Deirdre Almeida <dalmeida@tampabay.com>  
**Subject:** RE: Proof 797759 ready for review/approval

*Good Morning, Deirdre.....*

*Please review the Last Paragraph just above the Map:*

**Per attached PDF file:**

The **First** Line text begins with “ The proposed **amendments** to the.....”  
On the **Fourth** line of the paragraph, there is text that reads “...The **amendment** can also.....”  
The **second** reference should read as “...**amendments**....”

*Thank You and Have A Pleasant Afternoon*

*James Bachteler*

**Deputy Clerk / Senior Records Specialist**  
Pinellas County Board Records Department  
Finance Division  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
315 Court Street, Fifth Floor, Clearwater, Florida 33756  
(727) 464-4749  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

RECEIVED  
BOARD OF  
PINELLAS COUNTY FLORIDA  
2019 JUL -9 AM 10:26



*Tell us how we're doing by filling out a comment card!*

---

**From:** Deirdre Almeida [<mailto:dalmeida@tampabay.com>]

**Sent:** Monday, July 08, 2019 2:34 PM

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

**Subject:** Proof 797759 ready for reviw/approval



**Deirdre Almeida**

Legal Advertising Representative

**Tampa Bay Times**  
tampabay.com

7300 Winter St., Brooksville, FL 34613

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

**Publishing in:**

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

## Bachteler, James J

---

**From:** Bachteler, James J  
**Sent:** Tuesday, July 09, 2019 9:53 AM  
**To:** Deirdre Almeida  
**Subject:** RE: Proof 797759 ready for review/approval  
**Attachments:** CORRECTIONS to TBT PROOF - Ad 797759 - Notice Public Hearing - BCC 07-23-19 - Proposed Amendments - Pinellas Planning.pdf

*Good Morning, Deirdre.....*

*Please review the Last Paragraph just above the Map:*

Per attached PDF file:

The **First** Line text begins with “ The proposed **amendments** to the.....”  
On the **Fourth** line of the paragraph, there is text that reads “ ...The **amendment** can also.....”  
The **second** reference should read as “...**amendments**....”

*Thank You and Have A Pleasant Afternoon*

*James Bachteler*

**Deputy Clerk / Senior Records Specialist**  
**Pinellas County Board Records Department**  
Finance Division  
Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
315 Court Street, Fifth Floor, Clearwater, Florida 33756  
(727) **464-4749**  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

*Tell us how we're doing by filling out a comment card!*

---

**From:** Deirdre Almeida [mailto:dalmeida@tampabay.com]  
**Sent:** Monday, July 08, 2019 2:34 PM  
**To:** Bachteler, James J <jbachteler@co.pinellas.fl.us>  
**Subject:** Proof 797759 ready for review/approval





**Deirdre Almeida**

Legal Advertising Representative

**Tampa Bay Times**  
tampabay.com

7300 Winter St., Brooksville, FL 34613

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

**Publishing in:**

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

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 x 11-inch paper.

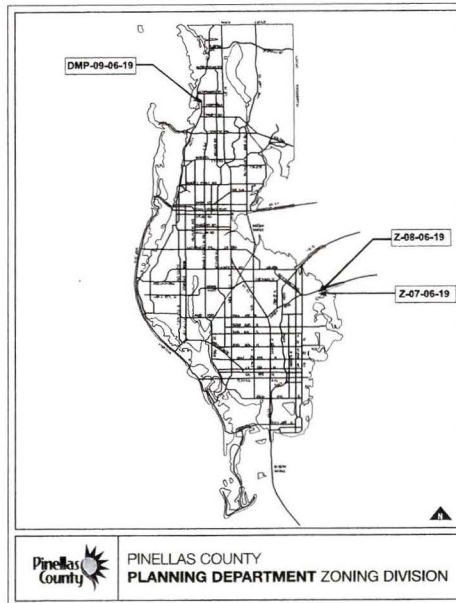
The proposed Resolutions amending the Zoning Atlas and on the establishment of a Development Master Plan can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756, or at the Pinellas County 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 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



BCC 7.23.19

AO # 794759

RECEIVED  
BOARD OF  
2019 JUL -8 PM 2:59  
BOARD OF COUNTY COMMISSIONERS  
PINELLAS COUNTY FLORIDA



## Bachteler, James J

---

**From:** Vincent, Renea  
**Sent:** Tuesday, July 09, 2019 8:49 AM  
**To:** Bachteler, James J; Bailey, Glenn  
**Cc:** Swearingen, Scott M; Lanford, Caroline  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

Yes, good catch.

**Renea Vincent, AICP**  
**Director, Pinellas County Planning**

Pinellas County Planning

**(tell us how we are doing!) [www.pinellascounty.org/surveys/plan](http://www.pinellascounty.org/surveys/plan)**

310 Court St.

Clearwater, FL 33756

(727) 464-5698

[rvincent@pinellascounty.org](mailto:rvincent@pinellascounty.org)

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

---

**From:** Bachteler, James J  
**Sent:** Tuesday, July 9, 2019 8:42 AM  
**To:** Vincent, Renea <[rvincent@co.pinellas.fl.us](mailto:rvincent@co.pinellas.fl.us)>; Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>  
**Cc:** Swearingen, Scott M <[sswearengen@co.pinellas.fl.us](mailto:sswearengen@co.pinellas.fl.us)>; Lanford, Caroline <[clanford@co.pinellas.fl.us](mailto:clanford@co.pinellas.fl.us)>  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

***Good Morning, Pinellas County Planning.....***

***Please review the Last Paragraph just above the Map:***

The text begins with " The proposed **amendments** to the....."

On the **Fourth** line of the paragraph, there is text that reads "...The **amendment** can also....."

Should the second reference read as "...**amendments**...."

***Thank You for Your Review and Input.***

***James Bachteler***

**Deputy Clerk / *Senior Records Specialist***

**Pinellas County Board Records Department**

Finance Division

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

315 Court Street, Fifth Floor, Clearwater, Florida 33756

(727) **464-4749**

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

*Tell us how we're doing by filling out a comment card!*

---

**From:** Vincent, Renea  
**Sent:** Monday, July 08, 2019 4:59 PM  
**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Bachteler, James J <[jbachteler@co.pinellas.fl.us](mailto:jbachteler@co.pinellas.fl.us)>; Swearingen, Scott M <[sswearingen@co.pinellas.fl.us](mailto:sswearingen@co.pinellas.fl.us)>; Lanford, Caroline <[clanford@co.pinellas.fl.us](mailto:clanford@co.pinellas.fl.us)>  
**Cc:** Swinton, Tammy M <[tswinton@co.pinellas.fl.us](mailto:tswinton@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

My ord's look good. Thanks!

**Renea Vincent, AICP**  
**Director, Pinellas County Planning**  
Pinellas County Planning  
(tell us how we are doing!) [www.pinellascounty.org/surveys/plan](http://www.pinellascounty.org/surveys/plan)  
310 Court St.  
Clearwater, FL 33756  
(727) 464-5698  
[rvincent@pinellascounty.org](mailto:rvincent@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

---

**From:** Bailey, Glenn  
**Sent:** Monday, July 8, 2019 4:54 PM  
**To:** Bachteler, James J <[jbachteler@co.pinellas.fl.us](mailto:jbachteler@co.pinellas.fl.us)>; Vincent, Renea <[rvincent@co.pinellas.fl.us](mailto:rvincent@co.pinellas.fl.us)>; Swearingen, Scott M <[sswearingen@co.pinellas.fl.us](mailto:sswearingen@co.pinellas.fl.us)>; Lanford, Caroline <[clanford@co.pinellas.fl.us](mailto:clanford@co.pinellas.fl.us)>  
**Cc:** Swinton, Tammy M <[tswinton@co.pinellas.fl.us](mailto:tswinton@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

My items look correct.

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

---

**From:** Bachteler, James J  
**Sent:** Monday, July 08, 2019 3:17 PM  
**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Vincent, Renea <[rvincent@co.pinellas.fl.us](mailto:rvincent@co.pinellas.fl.us)>; Swearingen, Scott M <[sswearingen@co.pinellas.fl.us](mailto:sswearingen@co.pinellas.fl.us)>; Lanford, Caroline <[clanford@co.pinellas.fl.us](mailto:clanford@co.pinellas.fl.us)>  
**Cc:** Swinton, Tammy M <[tswinton@co.pinellas.fl.us](mailto:tswinton@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

*Good Afternoon, Pinellas County Planning.....*

The **Tampa Bay Times** has provided the attached **Proof** for the **Notice of Public Hearing** advertisement for the BCC Meeting of **23 July 2019** related to **Proposed Amendments** to the **Pinellas County Zoning Atlas, Comprehensive Plan and Land Development Regulations, and the Establishment of a Development Master Plan.**

*Please carefully review this advertisement Proof and submit any Necessary Corrections or changes to Board Records as soon as possible.*

*If there are further no corrections or changes, please respond with the Approval to Release the ad for publication.*

*Thank You for your review and input.*

*James Bachteler*

**Deputy Clerk / Senior Records Specialist**  
**Pinellas County Board Records**

Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
315 Court Street, Fifth Floor, Clearwater, Florida 33756  
(727) 464-4749  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

*Tell us how we're doing by filling out a comment card!*



# 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, July 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 (First Hearing)**  
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 x 11-inch paper.

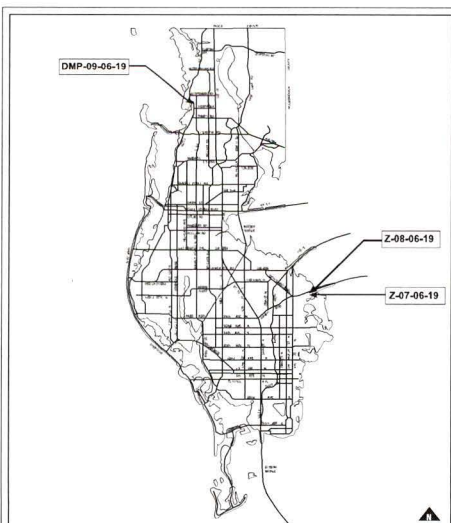
The proposed Resolutions amending the Zoning Atlas and on the establishment of a Development Master Plan can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756, or at the Pinellas County 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 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



PINELLAS COUNTY PLANNING DEPARTMENT ZONING DIVISION

RECEIVED  
 BOARD OF  
 COUNTY  
 COMMISSIONERS  
 PINELLAS COUNTY  
 FLORIDA  
 2019 JUL -8 PM 2:59



## Bachteler, James J

---

**From:** Bailey, Glenn  
**Sent:** Monday, July 08, 2019 4:54 PM  
**To:** Bachteler, James J; Vincent, Renea; Swearingen, Scott M; Lanford, Caroline  
**Cc:** Swinton, Tammy M; Loy, Norman  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

My items look correct.

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640  
[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)  
*All government correspondence is subject to the public records law.*

---

**From:** Bachteler, James J  
**Sent:** Monday, July 08, 2019 3:17 PM  
**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Vincent, Renea <[rvincent@co.pinellas.fl.us](mailto:rvincent@co.pinellas.fl.us)>; Swearingen, Scott M <[sswearengen@co.pinellas.fl.us](mailto:sswearengen@co.pinellas.fl.us)>; Lanford, Caroline <[clanford@co.pinellas.fl.us](mailto:clanford@co.pinellas.fl.us)>  
**Cc:** Swinton, Tammy M <[tswinton@co.pinellas.fl.us](mailto:tswinton@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

### *Good Afternoon, Pinellas County Planning.....*

The **Tampa Bay Times** has provided the attached **Proof** for the **Notice of Public Hearing** advertisement for the BCC Meeting of **23 July 2019** related to **Proposed Amendments** to the **Pinellas County Zoning Atlas, Comprehensive Plan and Land Development Regulations, and the Establishment of a Development Master Plan.**

***Please carefully review this advertisement Proof and submit any Necessary Corrections or changes to Board Records as soon as possible.***

***If there are further no corrections or changes, please respond with the Approval to Release the ad for publication.***

***Thank You for your review and input.***

*James Bachteler*

**Deputy Clerk / Senior Records Specialist**  
**Pinellas County Board Records**

Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
315 Court Street, Fifth Floor, Clearwater, Florida 33756  
(727) 464-4749  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

## Bachteler, James J

---

**From:** Vincent, Renea  
**Sent:** Monday, July 08, 2019 4:59 PM  
**To:** Bailey, Glenn; Bachteler, James J; Swearingen, Scott M; Lanford, Caroline  
**Cc:** Swinton, Tammy M; Loy, Norman  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

My ord's look good. Thanks!

**Renea Vincent, AICP**  
**Director, Pinellas County Planning**

Pinellas County Planning

(tell us how we are doing!) [www.pinellascounty.org/surveys/plan](http://www.pinellascounty.org/surveys/plan)

310 Court St.

Clearwater, FL 33756

(727) 464-5698

[rvincent@pinellascounty.org](mailto:rvincent@pinellascounty.org)

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

---

**From:** Bailey, Glenn  
**Sent:** Monday, July 8, 2019 4:54 PM  
**To:** Bachteler, James J <[jbachteler@co.pinellas.fl.us](mailto:jbachteler@co.pinellas.fl.us)>; Vincent, Renea <[rvincent@co.pinellas.fl.us](mailto:rvincent@co.pinellas.fl.us)>; Swearingen, Scott M <[sswearengen@co.pinellas.fl.us](mailto:sswearengen@co.pinellas.fl.us)>; Lanford, Caroline <[clanford@co.pinellas.fl.us](mailto:clanford@co.pinellas.fl.us)>  
**Cc:** Swinton, Tammy M <[tswinton@co.pinellas.fl.us](mailto:tswinton@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

My items look correct.

**Glenn Bailey, AICP**  
Pinellas County Planning Department  
(727) 464-5640

[gbailey@pinellascounty.org](mailto:gbailey@pinellascounty.org)

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

---

**From:** Bachteler, James J  
**Sent:** Monday, July 08, 2019 3:17 PM  
**To:** Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Vincent, Renea <[rvincent@co.pinellas.fl.us](mailto:rvincent@co.pinellas.fl.us)>; Swearingen, Scott M <[sswearengen@co.pinellas.fl.us](mailto:sswearengen@co.pinellas.fl.us)>; Lanford, Caroline <[clanford@co.pinellas.fl.us](mailto:clanford@co.pinellas.fl.us)>  
**Cc:** Swinton, Tammy M <[tswinton@co.pinellas.fl.us](mailto:tswinton@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments

*Good Afternoon, Pinellas County Planning.....*



The *Tampa Bay Times* has provided the attached **Proof** for the **Notice of Public Hearing** advertisement for the BCC Meeting of **23 July 2019** related to **Proposed Amendments** to the **Pinellas County Zoning Atlas, Comprehensive Plan and Land Development Regulations, and the Establishment of a Development Master Plan.**

***Please carefully review this advertisement Proof and submit any Necessary Corrections or changes to Board Records as soon as possible.***

***If there are further no corrections or changes, please respond with the Approval to Release the ad for publication.***

*Thank You for your review and input.*

*James Bachteler*

**Deputy Clerk / Senior Records Specialist**

**Pinellas County Board Records**

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

315 Court Street, Fifth Floor, Clearwater, Florida 33756

(727) 464-4749

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

***Tell us how we're doing by filling out a comment card!***

## Bachteler, James J

---

**From:** Bachteler, James J  
**Sent:** Monday, July 08, 2019 3:17 PM  
**To:** Bailey, Glenn; Vincent, Renea; Swearingen, Scott M; Lanford, Caroline  
**Cc:** Swinton, Tammy M; Loy, Norman  
**Subject:** RE: Advertisement PROOF - TBT AD 797759- BCC 07-23-19 - Notice of Public Hearing - Planning & Zoning - Proposed Amendments  
**Attachments:** 797759-1.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>
	Bailey, Glenn	Read: 7/8/2019 4:52 PM
	Vincent, Renea	Read: 7/8/2019 4:07 PM
	Swearingen, Scott M	Read: 7/8/2019 3:19 PM
	Lanford, Caroline	
	Swinton, Tammy M	
	Loy, Norman	Read: 7/8/2019 4:29 PM

*Good Afternoon, Pinellas County Planning.....*

The **Tampa Bay Times** has provided the attached **Proof** for the **Notice of Public Hearing** advertisement for the BCC Meeting of **23 July 2019** related to **Proposed Amendments** to the **Pinellas County Zoning Atlas, Comprehensive Plan and Land Development Regulations, and the Establishment of a Development Master Plan.**

*Please carefully review this advertisement Proof and submit any Necessary Corrections or changes to Board Records as soon as possible.*

*If there are further no corrections or changes, please respond with the Approval to Release the ad for publication.*

*Thank You for your review and input.*

*James Bachteler*

**Deputy Clerk / Senior Records Specialist**  
**Pinellas County Board Records**

Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
315 Court Street, Fifth Floor, Clearwater, Florida 33756  
(727) 464-4749  
[www.mypinellasclerk.org](http://www.mypinellasclerk.org)

*Tell us how we're doing by filling out a comment card!*

# 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, July 23, 2019 at 8:00 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, FMH, 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 (First Hearing)

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 x 11-inch paper.

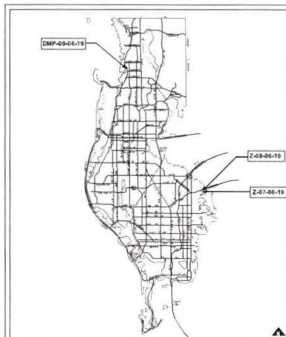
The proposed Resolutions amending the Zoning Atlas and on the establishment of a Development Master Plan can be inspected by the public in the Pinellas County Planning Department, Land Use and Zoning Division, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756, or at the Pinellas County 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 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



PINELLAS COUNTY  
PLANNING DEPARTMENT ZONING DIVISION



## Bachteler, James J

---

**From:** Swearengen, Scott M  
**Sent:** Thursday, July 04, 2019 2:40 PM  
**To:** Bachteler, James J  
**Cc:** Lanford, Caroline  
**Subject:** RE: Notice of Public Hearing - BCC 07-23-19 - Proposed Amendments - PlanningZoning - Tampa Bay Times - 07-12-19

Thanks, James.

For this particular hearing, please include Caroline Lanford in Planning as she has one of the public hearing agenda items.

**Scott Swearengen, AICP**  
Long Range Planning Manager  
Pinellas County Planning Department  
[sswearengen@pinellascounty.org](mailto:sswearengen@pinellascounty.org)

---

**From:** Bachteler, James J  
**Sent:** Wednesday, July 3, 2019 11:34 AM  
**To:** Deirdre Almeida <dalmeida@tampabay.com>  
**Cc:** Bailey, Glenn <gbailey@co.pinellas.fl.us>; Vincent, Renea <rvincent@co.pinellas.fl.us>; Swearengen, Scott M <sswearengen@co.pinellas.fl.us>; Loy, Norman <nloy@co.pinellas.fl.us>; Lugo, Jo A <jlugo@co.pinellas.fl.us>; Smitke, Arlene L <asmitke@co.pinellas.fl.us>  
**Subject:** RE: Notice of Public Hearing - BCC 07-23-19 - Proposed Amendments - PlanningZoning - Tampa Bay Times - 07-12-19

### **REQUEST FOR ADVERTISING OF NOTICE OF PUBLIC HEARING – Proposed Amendments to Zoning Atlas & Comprehensive Plan**

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

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

**SUBMITTAL DATE:** **3 JULY 2019**

**PUBLICATION DATE:** **FRIDAY, 12 JULY 2019**  
**COUNTY EDITION:** **PINELLAS – Local/B Section**

***Good Morning, Tampa Bay Times:***

Attached herewith is an **MS WORD** file for a **NOTICE OF PUBLIC HEARING** advertisement to be published in your **Friday, 12 July 2019** issue.

**Bachteler, James J**

---

**From:** Deirdre Almeida <dalmeida@tampabay.com>  
**Sent:** Monday, July 08, 2019 2:34 PM  
**To:** Bachteler, James J  
**Subject:** Proof 797759 ready for review/approval  
**Attachments:** 797759-1.PDF



**Deirdre Almeida**

Legal Advertising Representative

**Tampa Bay Times**  
tampabay.com

7300 Winter St., Brooksville, FL 34613  
Direct 727-869-6276 Email: [dalmeida@tampabay.com](mailto:dalmeida@tampabay.com)

**Publishing in:**

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

RECEIVED  
BOARD OF  
2019 JUL -8 PM 2:59  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

### -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.

<p><i>Date:</i> 07/03/19</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> 797759</p> <p><i>Start:</i> 07/12/19 <i>Stop:</i> 07/12/19</p> <p><i>Total Cost:</i> \$1,596.60 <i>Billed Lines:</i> 0.0 <i>Total Depth:</i> 14.0 <i># of Inserts:</i></p> <p><i>Phone #</i> <i>Email:</i> dalmeida@tampabay.com</p>	

RECEIVED  
BOARD OF  
2019 JUL -3 PM 1:00  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA



**Bachteler, James J**

---

**From:** Deirdre Almeida <dalmeida@tampabay.com>  
**Sent:** Wednesday, July 03, 2019 12:34 PM  
**To:** Bachteler, James J  
**Subject:** RE: Notice of Public Hearing - BCC 07-23-19 - Proposed Amendments - PlanningZoning - Tampa Bay Times - 07-12-19  
**Attachments:** BOARDRECOR-28-797759-1.pdf

Legal 797759 order attached. Proof for review/approval to follow.  
Thank you



**Deirdre Almeida**

Legal Advertising Representative

**Tampa Bay Times**  
tampabay.com

7300 Winter St., Brooksville, FL 34613  
Direct 727-869-6276 Email: dalmeida@tampabay.com

**Publishing in:**

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

---

**From:** Bachteler, James J <jbachteler@co.pinellas.fl.us>  
**Sent:** Wednesday, July 03, 2019 11:34 AM  
**To:** Deirdre Almeida <dalmeida@tampabay.com>  
**Cc:** Bailey, Glenn <gbailey@co.pinellas.fl.us>; Vincent, Renea <rvincent@co.pinellas.fl.us>; Swearngen, Scott M <sswearngen@co.pinellas.fl.us>; Loy, Norman <nloy@co.pinellas.fl.us>; Lugo, Jo A <jlugo@co.pinellas.fl.us>; Smitke, Arlene L <asmitke@co.pinellas.fl.us>  
**Subject:** RE: Notice of Public Hearing - BCC 07-23-19 - Proposed Amendments - PlanningZoning - Tampa Bay Times - 07-12-19

**REQUEST FOR ADVERTISING OF NOTICE OF PUBLIC HEARING – Proposed Amendments to Zoning Atlas & Comprehensive Plan**

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

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

**SUBMITTAL DATE: 3 JULY 2019**

**PUBLICATION DATE: FRIDAY, 12 JULY 2019**  
**COUNTY EDITION: PINELLAS – Local/B Section**

RECEIVED  
BOARD OF  
2019 JUL -3 PM 12:59  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

**Good Morning, Tampa Bay Times:**

Attached herewith is an **MS WORD** file for a **NOTICE OF PUBLIC HEARING** advertisement to be published in your **Friday, 12 July 2019** issue.

Also attached is a **PDF** file for a **Map** to be incorporated into the advertisement.

This advertisement is to be published as a **2-column by 10 inch ad with an 18 point header** (or quarter page if required for legibility.)

**Do not print in the Legal Notices / Classifieds Section.**

Please provide a **proof copy** for review when available, but **no later than MONDAY Afternoon, 8 February 2019.**

**The proof should be representative of the layout of the ad copy provided, with the Map at the bottom right corner of the ad layout.**

**The Map is to be as legible as possible within the space allotted and with a SINGLE border.**

**Please make certain that the ARROWS are correctly indicated on the Map.**

**\*\*\* Indentations should appear on the proof layout exactly as shown on the MS WORD Document submitted. \*\*\***

**Alignment for text paragraphs is to be exactly as shown on the MS WORD Document submitted.**

**There should be no hyphenated wording.**

Please **review** the proof **before** sending it to Pinellas County Board Records to ensure that it is **correct** for these requested parameters.

Please send the original **Affidavit of Publication** of the advertisement as it appears in the **final printed edition** of the paper and the advertisement **Invoice** to:

**Norman D. Loy, Deputy Clerk  
Pinellas County Board Records Department  
315 Court Street, Fifth Floor  
Clearwater, Florida 33756**

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

*James Bachteler*

**Deputy Clerk / Senior Records Specialist  
Pinellas County Board Records**

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

**Bachteler, James J**

---

**From:** Bachteler, James J  
**Sent:** Wednesday, July 03, 2019 11:34 AM  
**To:** Deirdre Almeida  
**Cc:** Bailey, Glenn; Vincent, Renea; Swearingen, Scott M; Loy, Norman; Lugo, Jo A; Smitke, Arlene L  
**Subject:** RE: Notice of Public Hearing - BCC 07-23-19 - Proposed Amendments - Planning Zoning - Tampa Bay Times - 07-12-19  
**Attachments:** BCC\_072319\_NoticePublicHearing\_ProposedAmendments\_PinellasPlanning\_TBT\_071219.docx; BCC\_072319\_Planning\_Ad\_Map.pdf

**REQUEST FOR ADVERTISING OF NOTICE OF PUBLIC HEARING – Proposed Amendments to Zoning Atlas & Comprehensive Plan**

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

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

**SUBMITTAL DATE: 3 JULY 2019**

**PUBLICATION DATE: FRIDAY, 12 JULY 2019**  
**COUNTY EDITION: PINELLAS – Local/B Section**

***Good Morning, Tampa Bay Times:***

Attached herewith is an **MS WORD** file for a **NOTICE OF PUBLIC HEARING** advertisement to be published in your **Friday, 12 July 2019** issue.

Also attached is a **PDF** file for a **Map** to be incorporated into the advertisement.

This advertisement is to be published as a **2-column by 10 inch ad with an 18 point header** (or quarter page if required for legibility.)

**Do not print in the Legal Notices / Classifieds Section.**

Please provide a **proof copy** for review when available, but **no later than MONDAY Afternoon, 8 February 2019.**

**The proof should be representative of the layout of the ad copy provided, with the Map at the bottom right corner of the ad layout.**

**The Map is to be as legible as possible within the space allotted and with a SINGLE border.**

**Please make certain that the ARROWS are correctly indicated on the Map.**



**\*\*\* Indentations should appear on the proof layout exactly as shown on the **MS WORD** Document submitted. \*\*\***

**Alignment for text paragraphs is to be exactly as shown on the **MS WORD** Document submitted.**

**There should be no hyphenated wording.**

Please **review** the proof **before** sending it to Pinellas County Board Records to ensure that it is **correct** for these requested parameters.

Please send the original **Affidavit of Publication** of the advertisement as it appears in the **final printed edition** of the paper and the advertisement **Invoice** to:

**Norman D. Loy, Deputy Clerk  
Pinellas County Board Records Department  
315 Court Street, Fifth Floor  
Clearwater, Florida 33756**

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

*James Bachteler*

**Deputy Clerk / Senior Records Specialist  
Pinellas County Board Records**

Office of Ken Burke, Clerk of the Circuit Court and Comptroller  
315 Court Street, Fifth Floor, Clearwater, Florida 33756

**(727) 464-4749**

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

*Tell us how we're doing by filling out a comment card!*

# **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, July 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 (First Hearing)**

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 on 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.

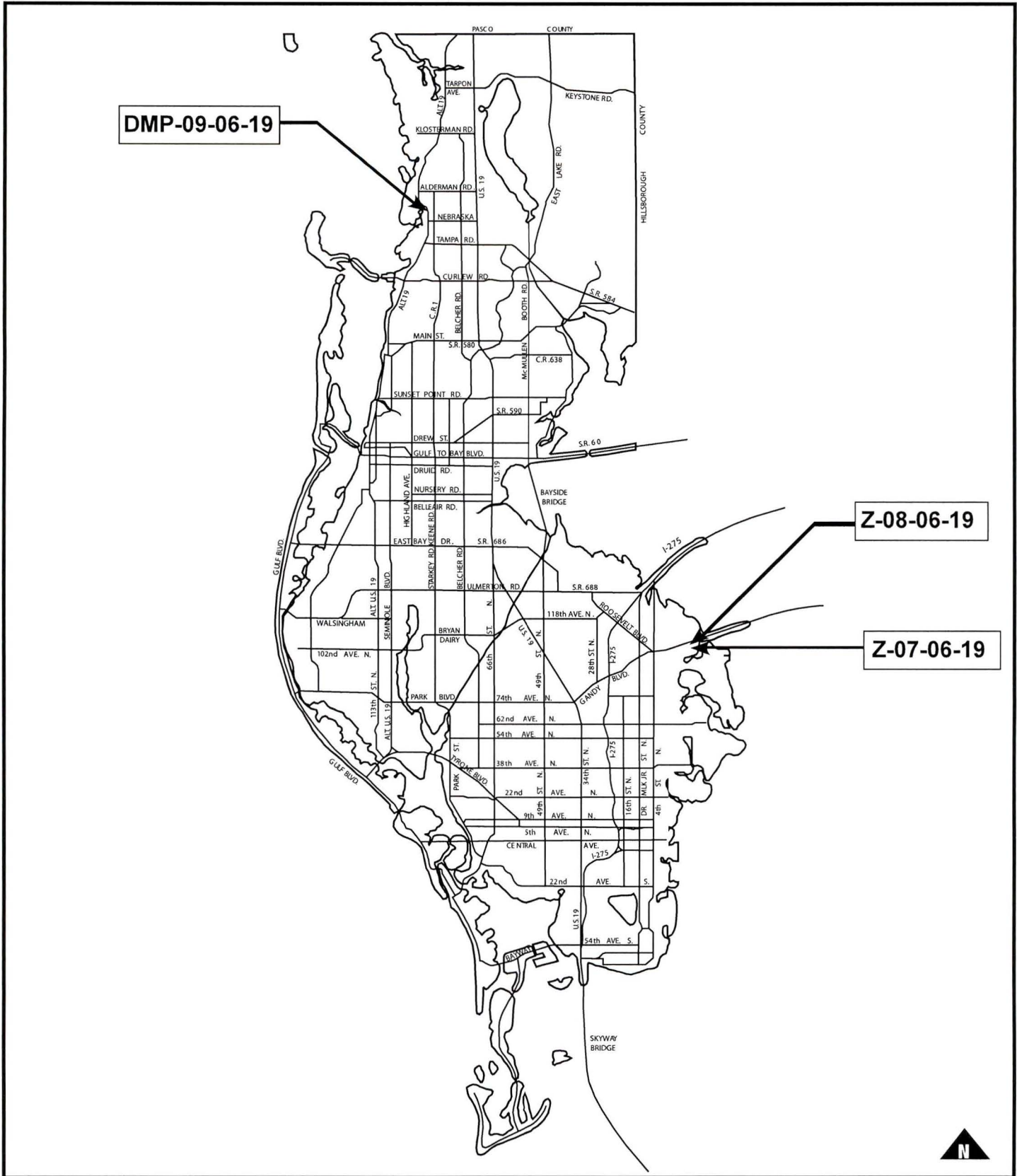
The proposed amendments to the Pinellas County Comprehensive Plan and the Land Development Regulations can be inspected at the Pinellas County Planning Department located at 310 Court Street, First Floor, Clearwater, Florida 33756. Send comments to this address or call the Long-Range Planning Division 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



PINELLAS COUNTY  
**PLANNING DEPARTMENT ZONING DIVISION**

## Bachteler, James J

---

**From:** Swinton, Tammy M  
**Sent:** Tuesday, July 02, 2019 2:31 PM  
**To:** Bachteler, James J  
**Subject:** RE: BCC Ad/Map/In-house Agenda - July 23rd meeting  
**Attachments:** 07\_23\_19 BCC Ad.docx

Here you go, don't know what happen

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

*(Tell us how we are doing!)*  
[www.pinellascounty.org/surveys/plan](http://www.pinellascounty.org/surveys/plan)

Follow Pinellas County:



[www.pinellascounty.org](http://www.pinellascounty.org)  
[Subscribe to county updates and news](#)

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

---

**From:** Bachteler, James J  
**Sent:** Tuesday, July 02, 2019 1:40 PM  
**To:** Swinton, Tammy M <[tswinton@co.pinellas.fl.us](mailto:tswinton@co.pinellas.fl.us)>  
**Subject:** RE: BCC Ad/Map/In-house Agenda - July 23rd meeting

**Good Afternoon, Tammy.....**

Please review the Information for **Item 1** under **Section A** for Case **Z-07-06-19**.....especially the opening lines of the paragraph.

The property description does not appear to be complete.  
(See Item 2 under Section A as a comparison.)

**Thank You.**

**JIM** Bachteler  
Pinellas County Board Records

---

**From:** Swinton, Tammy M  
**Sent:** Tuesday, July 02, 2019 8:23 AM  
**To:** Bachteler, James J <[jbachteler@co.pinellas.fl.us](mailto:jbachteler@co.pinellas.fl.us)>; Bailey, Glenn <[gbailey@co.pinellas.fl.us](mailto:gbailey@co.pinellas.fl.us)>; Deweese, Janice <[JDeweese@co.pinellas.fl.us](mailto:JDeweese@co.pinellas.fl.us)>; Johnson, Krista <[kjohnson2@co.pinellas.fl.us](mailto:kjohnson2@co.pinellas.fl.us)>; Loy, Norman <[nloy@co.pinellas.fl.us](mailto:nloy@co.pinellas.fl.us)>; Lyon, Blake G <[blyon@co.pinellas.fl.us](mailto:blyon@co.pinellas.fl.us)>; Mandilk, Jean M <[jmandilk@co.pinellas.fl.us](mailto:jmandilk@co.pinellas.fl.us)>; Schoderbock, Michael



<MSchoderbock@co.pinellas.fl.us>; Smitke, Arlene L <asmitke@co.pinellas.fl.us>; Stowers, Jake <jstowers@co.pinellas.fl.us>; Swearingen, Scott M <sswearingen@co.pinellas.fl.us>; Vincent, Renea <rvincent@co.pinellas.fl.us>; Young, Bernie C <bcyoung@co.pinellas.fl.us>  
**Cc:** Whisennant, Denise A <dwhisennant@co.pinellas.fl.us>; Lanford, Caroline <clanford@co.pinellas.fl.us>  
**Subject:** BCC Ad/Map/In-house Agenda - July 23rd meeting

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

*(Tell us how we are doing!)*  
[www.pinellascounty.org/surveys/plan](http://www.pinellascounty.org/surveys/plan)

Follow Pinellas County:



[www.pinellascounty.org](http://www.pinellascounty.org)  
*[Subscribe to county updates and news](#)*

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

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 Swearengen, Planning Department  
Caroline Lanford, Planning Department  
Tammy Swinton, Planning Department

RECEIVED  
BOARD OF  
2019 JUL -2 PM 2:43  
BOARD OF  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

# **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 **July 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 (First Hearing)**

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 on 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

**BCC HEARING**  
**July 23, 2019**

**A. PROPOSED AMENDMENTS TO THE PINELLAS COUNTY ZONING ATLAS:**

1. **Q Z-07-06-19 (Chimayo, LLC) BCC ID #19-1020A**  
A request for a zoning change 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 on 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)
  
2. **Q Z-08-06-19 (Chimayo, LLC) BCC ID #19-1022A**  
A request for a zoning change from GO, General Office & R-4, One, Two & Three Family Residential to RM, Multiple-Family Residential on approximately 3.5 acres located at the northeast corner of San Martin Boulevard and Ricardo Place North in unincorporated St. Petersburg.
  
3. **Q DMP-09-06-19 (Bayou Development, Inc.) BCC ID #19-1023A**  
A request 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.



## Bachteler, James J

---

**From:** Swinton, Tammy M  
**Sent:** Tuesday, July 02, 2019 8:23 AM  
**To:** Bachteler, James J; Bailey, Glenn; Deweese, Janice; Johnson, Krista; Loy, Norman; Lyon, Blake G; Mandilk, Jean M; Schoderbock, Michael; Smitke, Arlene L; Stowers, Jake; Swearngen, Scott M; Vincent, Renea; Young, Bernie C  
**Cc:** Whisennant, Denise A; Lanford, Caroline  
**Subject:** BCC Ad/Map/In-house Agenda - July 23rd meeting  
**Attachments:** 07\_23\_19 BCC Ad.docx; Ad\_Map\_bcc\_07\_23\_2019.pdf; 07-23-19 BCC Agenda (in-house).pdf

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

*(Tell us how we are doing!)*  
[www.pinellascounty.org/surveys/plan](http://www.pinellascounty.org/surveys/plan)

Follow Pinellas County:



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

[Subscribe to county updates and news](#)

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

RECEIVED  
BOARD OF  
2019 JUL -2 AM 9:23  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

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

RECEIVED  
BOARD OF  
2019 JUL -2 AM 9:23  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

# **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 **July 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; 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