

REQUEST FOR ADVERTISING FORM  
Phone No. 464-3583

TO: Board Records  
FROM: Karen McLaughlin, Housing and Community Development  
REGARDING: **October 31, 2023, BCC Hearing**  
DATE: October 10, 2023

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AD COPY ATTACHED: Yes X No      WITH MAP  
REQUIRES SPECIAL HANDLING: Yes      No X  
NEWSPAPER: Tampa Bay Times X  
DATE(S) TO APPEAR: **October 18, 2023**  
SIZE OF AD: **Standard Requirement (or quarter-page ad, if necessary, for legibility)**  
SIZE OF HEADER: **18 Point Header**  
SIZE OF PRINT: **N/A**  
SPECIAL INSTRUCTIONS: **Do Not Print in Legal/Classified Section**

cc: Glenn Bailey, Housing and Community Development  
Scott Swearengen, Housing and Community Development  
Carol Stricklin, Housing and Community Development  
Karen McLaughlin, Housing and Community Development  
Renee Ruggiero, Housing and Community Development

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

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

A public hearing on the Resolution and Ordinances with virtual public participation and an on-site participation option, to be held on **Tuesday, October 31, 2023, at 9:30 A.M.** or thereafter in the Palm Room, 333 Chestnut Street, Clearwater, Florida 33756, with virtual participation utilizing Communications Media Technology (CMT) on the Zoom platform.

The public hearing will be streamed live at <https://youtube.com/pccctv1> and [www.pinellascounty.org/TV](http://www.pinellascounty.org/TV), and broadcast on the Pinellas County cable public access channels:

Spectrum Channel 637      Frontier Channel 44      WOW! Channel 18

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

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

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

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at <https://pinellas.gov/bccagendacomment>. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

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

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

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

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

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

1. **FLU-23-05 (4685 Park Street, LLC)**

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 0.19 acre located at 4685 Park Street North in west Lealman located in Section 01, Township 31 South, Range 15 East; from RU, Residential Urban to CG, Commercial General; and providing an effective date; upon application of 4685 Park Street, LLC through Christopher Mitchell, Mitchell Construction Group, Representative.

2. **ZON-23-06 (4685 Park Street, LLC)**

A Resolution changing the Zoning classification of approximately 0.19 acre located at 4685 Park Street North in west Lealman; Page 301 of the Zoning Atlas as being in Section 01, Township 31 South, Range 15 East; from R-4, One, Two & Three-Family Residential to E-2, Employment-2; upon application of 4685 Park Street, LLC through Christopher Mitchell, Mitchell Construction Group, Representative. (Quasi-Judicial)

3. **FLU-23-03 (Community Assisted & Supported Living, Inc.)**

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole located in Section 29, Township 30 South, Range 15 East; from Residential Suburban to Residential Low; and providing an effective date; upon application of Community Assisted & Supported Living, Inc. through Katie Cole, Esq. and Angela Rauber, Esq., Hill Ward Henderson, and Robert Pergolizzi, AIPC, PTP, Gulf Coast Consulting, Inc., Representatives.

4. **ZON-23-03 (Community Assisted & Supported Living, Inc.)**

A Resolution changing the Zoning classification of approximately 2.79 acres located 13000 Park Boulevard in unincorporated Seminole; Page 282 of the Zoning Atlas, as being in Section 29, Township 30 South, Range 15 East; from R-E, Residential Estate to RM-CO, Multi-family Residential – Conditional Overlay with the Conditional Overlay and a Development Agreement limiting the number of residential dwelling units to a maximum of 20 that will include a combination of one and two bedroom units in a single story attached residential structures, to be occupied as independent housing for a maximum of 24 persons with intellectual and developmental disabilities, as defined by Florida Statue Section 393.063(1), with supportive housing services offered to onsite residents only. The existing two-story structure is allowed to remain. Required minimum building setbacks shall be 25 feet front, 15 feet sides, and 200 feet rear; upon application of Community Assisted & Supported Living, Inc. through Katie Cole, Esq. and Angela Rauber, Esq., Hill Ward Henderson, and Robert Pergolizzi, AIPC, PTP, Gulf Coast Consulting, Inc., Representatives. (Quasi-Judicial)

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

1. **LDR-22-01 (Second Hearing)**

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; PROVIDING FINDINGS; PROVIDING FOR PURPOSE AND INTENT; AMENDING CHAPTER 134, GENERAL AND ADMINISTRATIVE PROVISIONS; AMENDING NOTICE PROVISIONS FOR COUNTY MEETINGS; AMENDING CHAPTER 138, ZONING; AMENDING DEFINITIONS; AMENDING THE SITE PLAN APPROVAL PROCESS; AMENDING STANDARDS FOR VARIANCES TO SPECIFIC USE STANDARDS; AMENDING NOTICE REQUIREMENTS FOR TYPE 3 AND 4 USES; REVISING BUILDING CRITERIA FOR SINGLE FAMILY AND TWO FAMILY DWELLINGS; AMENDING REGULATIONS RELATED TO RESIDENTIAL MODEL DWELLINGS AND SALES OFFICES; REVISING REVIEW TIMEFRAMES FOR SITE DEVELOPMENT EXCAVATION AND FILLING; REVISING PROVISIONS RELATED TO THE KEEPING OF FARM ANIMALS; REVISING MECHANICAL EQUIPMENT SETBACK REQUIREMENTS; AMENDING PROVISIONS RELATED TO DUMPSTER LOCATION; AMENDING REGULATIONS RELATED TO OUTDOOR LIGHTING;

AMENDING REGULATIONS RELATED TO ACCESSORY STRUCTURES; ADDING PROVISIONS GOVERNING SCENIC NONCOMMERCIAL CORRIDORS; AMENDING RPD ZONING DISTRICT REGULATIONS; AMENDING REGULATIONS RELATED TO SHORT TERM RENTALS; AMENDING REGULATIONS RELATED TO CAR WASHES AND DETAILING; AMENDING REGULATIONS RELATED TO ANIMAL KENNELS; AMENDING REGULATIONS GOVERNING FOOD CARTS AND FOOD TRUCKS; AMENDING REGULATIONS GOVERNING FITNESS CENTERS; AMENDING REGULATIONS RELATED TO LANDSCAPING; AMENDING REGULATIONS RELATED TO FENCES AND WALLS WITHIN FRONT SETBACK AREAS; AMENDING REGULATIONS RELATED TO SIGNS; AMENDING PERMITTED USES AND LOCATIONS IN VARIOUS ZONING DISTRICTS; AMENDING CHAPTER 154, SITE DEVELOPMENT, AMENDING PROVISIONS RELATED TO RIGHT-OF-WAY IMPROVEMENTS, AMENDING PROVISIONS RELATED TO ACCESSORY STRUCTURES IN FLOOD HAZARD AREAS; AMENDING PROVISIONS RELATED TO SUBDIVISION AND PLATTING; DEFINING MINOR PLATS AND CREATING A PROCESS AND PROCEDURE FOR THE IMPLEMENTATION OF MINOR PLATS; AMENDING PROVISIONS RELATED TO THE USE OF PUBLIC RIGHT OF WAY; AMENDING CHAPTER 158, FLOODPLAIN MANAGEMENT; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AS INITIATED BY THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT OF PINELLAS COUNTY, FLORIDA.

**2. LDR-23-02 (Second Hearing)**

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; PROVIDING FINDINGS; PROVIDING FOR PURPOSE AND INTENT; AMENDING CHAPTER 138; ZONING; DIVISION 2; PROVIDING REVISED AUTHORITY, AND MEETING NOTICE PROCEDURES FOR THE DEVELOPMENT REVIEW COMMITTEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE, AS INITIATED BY THE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT OF PINELLAS COUNTY, FLORIDA.

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

The proposed Resolutions amending the Zoning Atlas and proposed Ordinances amending the Future Land Use Map and Land Development Code can be inspected by the public in the Pinellas County Housing and Community Development Department, Zoning Section, 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 Section at (727) 464-5047 or [zoning@pinellas.gov](mailto:zoning@pinellas.gov) with any questions.

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

**SPECIAL ACCOMMODATIONS**

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

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