

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

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To: Board Records
FROM: Tammy Swinton, Planning Department
REGARDING: **January 28, 2020 BCC Hearing**
DATE: January 7, 2020

AD COPY ATTACHED: Yes X No WITH MAP
REQUIRES SPECIAL HANDLING: Yes No X
NEWSPAPER: Tampa Bay Times X
DATE(S) TO APPEAR: January 17, 2020
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
Michael Schoderbock, Planning Department
Renea Vincent, Planning Department
Scott Swearngen, Planning Department
Rachael Booth, Planning Department
Rebecca Stonefield, Planning Department
Alexandra (Allie) Keen, Planning Department
Tammy Swinton, Planning Department

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY FUTURE LAND USE MAP, ZONING ATLAS, COMPREHENSIVE PLAN AND THE LAND DEVELOPMENT REGULATIONS

The Pinellas County Board of County Commissioners proposes to adopt the following Ordinances and Resolutions amending the Pinellas County Future Land Use Map, Zoning Atlas, Comprehensive Plan and the Land Development Regulations. A public hearing on the Ordinances and Resolutions will be held on **Tuesday, January 28, 2020 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 Ordinances and Resolutions:

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

1. (Q) Z/LU-15-09-19

A Resolution changing the Zoning classification of approximately 2.0 acres located on the east side of McMullen Booth Road, approximately 900 feet north of Curlew Road in Palm Harbor; Page 603 of the Zoning Atlas, as being in Section 16, Township 28, Range 16; from R-A, Residential Agriculture to LI, Limited Institutional with a Development Agreement limiting the use on the property to a one-story medical office with a maximum size of 18,000 square feet. Additional development parameters involve site access, roadway improvements, buffering, and building design; upon application of McMullen Booth 2AC 3 2019 Trust, Martin J. Rosato, Trustee through E. D. Armstrong, Hill Ward Henderson & Cynthia Tarapani, Tarapani Planning Strategies, LLC, Representatives,
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 2.0 acres located on the east side of McMullen Booth Road, approximately 900 feet north of Curlew Road in Palm Harbor located in Section 16, Township 28, Range 16; from Recreation/Open Space to Institutional; and providing an effective date.

2. LU-30-12-19

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 3.23 acres located at 28795 US Highway 19 North in unincorporated Clearwater, located in Section 19, Township 28, Range 16; from Residential/Office/Retail to Commercial General; and providing an effective date; upon application of K G G K Venture, LLC through Tyler J. Hudson, Gardner Brewer Martinez-Monfort, P. A., Representative.

3. (Q) Z-26-11-19

A Resolution changing the Zoning classification of approximately 2,525 acres comprising all property located within the Lealman Community Redevelopment Area (CRA); Pages 767, 768, 782, 784, 785, 786, 791, 792, 793, 794, 795 & 796 of the Zoning Atlas, as being in Section 02, 03 & 04, Township 31 South, Range 16 East and Section 26, 33, 34 & 35, Township 30 South, Range 16 East; from C-1, Neighborhood Commercial, C-2, General Commercial & Services, E-1, Employment-1, E-2, Employment-2, GI, General Institutional, GO, General Office, I, Heavy Industry, LI, Limited Institutional, LO, Limited Office, PC, Preservation/Conservation, R-2, Single Family Residential, R-3, Single Family Residential, R-4, One, Two & Three Family Residential, R-5, Urban Residential, R-A, Residential Agricultural, R-R, Rural Residential, RM, Multiple-Family Residential, RMH, Residential Mobile/Manufacture Home, RPD, Residential Planned Development & UZ, Unzoned to

L-FBC, Lealman - Form Based Code District; upon application of the Pinellas County Planning Department through Renea Vincent, Pinellas County Planning Director, Representative.

4. **(Q) Z/LU-28-11-19**

A Resolution changing the Zoning classification of approximately 64 acres comprising the Greater Downtown Palm Harbor area, centered around the intersection of Alternate US-19 and Florida Avenue; Pages 73, 74, 75 & 76 of the Zoning Atlas, as being in Section 1 & 2, Township 28, Range 15; from OPH-D, Old Palm Harbor Downtown, C-2, General Commercial & Services, C-2-H, General Commercial Services-Historic Preservation Overlay, R-3, Single Family Residential, R-4, One, Two & Three Family Residential, LO, Limited Office, GO, General Office, C-1, Neighborhood Commercial, E-1, Employment 1, E-1-CO, Employment 1-Conditional Overlay & E-2, Employment 2 to DPH-FBC, Downtown Palm Harbor - Form Based Code District; upon application of the Pinellas County Planning Department through Renea Vincent, Pinellas County Planning Director, and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 64 acres comprising the Greater Downtown Palm Harbor area, centered around the intersection of Alternate US-19 and Florida Avenue located in Section 1 & 2, Township 28, Range 15, from Activity Center-Neighborhood, Commercial General, Residential Urban, Residential Medium, Residential/Office/Limited, Residential/Office/Retail, Institutional, Employment & Recreation/Open Space to Activity Center-Neighborhood; and providing an effective date.

B. PROPOSED ORDINANCES AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT REGULATIONS:

LDR-25-11-19

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE SECTION 138-2153(b) TO ADOPT THE DOWNTOWN PALM HARBOR FORM BASED CODE AND ADDING ARTICLE XII - THE DOWNTOWN PALM HARBOR FORM BASED CODE TO CHAPTER 138 OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE AND AMENDING RELATED SECTIONS OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

LDR-27-11-19

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

C. PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN:

CP-29-11-19

AN ORDINANCE OF PINELLAS COUNTY AMENDING THE PINELLAS COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) CATEGORY RULES AND DESCRIPTIONS FOR THE ACTIVITY CENTER DESIGNATION (AC) AND MIXED-USE CORRIDOR (MUC) DESIGNATION TO ALIGN WITH THE COUNTYWIDE RULES AND FACILITATE IMPLEMENTATION OF THE DOWNTOWN PALM HARBOR MASTER PLAN AND FORM BASED CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR LOCATION OF RECORDS; AND ESTABLISHING AN EFFECTIVE DATE.

In review of the Ordinances and Resolutions 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 Ordinances and Resolutions amending the Future Land Use Map and Zoning Atlas 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