

15619

# Tampa Bay Times

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COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Rugeiro Proposed Amendments was published in said newspaper by print in the issues of 01/15/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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.

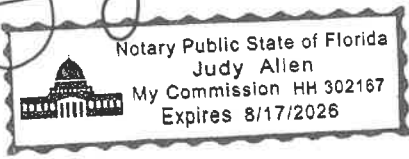
Signature of Affiant

Sworn to and subscribed before me this **01/15/2025**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced



## PROPOSED AMENDMENTS TO THE PINELLAS COUNTY LAND DEVELOPMENT CODE AND ZONING ATLAS

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

A public hearing on the Ordinances and Resolutions with virtual public participation and an on-site participation option, to be held on **Tuesday, January 28, 2025, at 6:00 PM**, 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/occtv1> and [www.pinellascounty.org/](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 PM, 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>

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.

Written arguments, evidence, explanations, studies, reports, petitions, photos or other presentation materials and documentation that are to be presented or entered into the record for a public hearing item must be received not later than seven (7) calendar days prior to the public hearing.

Certain matters heard by the Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the boards in deciding the matters before them. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the boards. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. Please note county attorney's office represents and advises the boards and county staff but cannot give legal advice to the applicant or other interested parties.

Appeals of any quasi-judicial final decision must be filed within 30 calendar days of the decision. 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.

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.

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.

### A. PROPOSED RESOLUTION AMENDING THE PINELLAS COUNTY ZONING ATLAS:

#### 1. ZON-24-06

A Resolution changing the Zoning classification of approximately 0.25 acres located at 2300 State Road 586 in unincorporated Dunedin, located in Section 30, Township 28, Range 16; Page 631 of the Zoning Atlas, from GO, General Office to C-2, General Commercial and Services and providing an effective date; upon application of D&D Strategic Holdings, LLC, through Daniel Bergin, Civil on Demand, LLC, Representative, (Quasi-Judicial)

### B. PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE:

#### 1. LDR-24-05 (2nd Reading)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 138, ZONING, OF THE PINELLAS COUNTY CODE OF ORDINANCES; AMENDING THE DEVELOPMENT APPLICATION AND REVIEW PROCESS; AMENDING LANGUAGE PERTAINING TO ZONING CLEARANCES; AMENDING ALLOWED BUILDING HEIGHTS IN SPECIFIC ZONING CATEGORIES; AMENDING PROVISIONS GOVERNING OUTDOOR STORAGE; AMENDING PARKING STANDARDS; PROVIDING FOR SEVERABILITY; AMENDING THE PROCESS FOR ADMINISTRATIVE APPROVALS AND WAIVERS; AMENDING PROVISIONS RELATED TO COMMUNICATION TOWERS; AMENDING THE PALM HARBOR FORM BASED CODE DRAINAGE MAP DESCRIPTIONS; AMENDING AND PROVIDING FOR DEFINITIONS; AMENDING CODE PROVISIONS FOR THE PURPOSE OF GENERAL CLARIFICATION; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

The proposed Ordinances and Resolution amending the Future Land Use Map, Land Development Code and Zoning Atlas can be viewed at the Pinellas County Building and Development Review Services Department, Zoning Section, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Send comments to this email address, [zoning@pinellas.gov](mailto:zoning@pinellas.gov) or call (727) 464-5047.

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 emailing 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 Reive, Deputy Clerk