

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

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, a Conditional Use, and Development Agreements. A public hearing on the Ordinances and Resolutions will be held on Tuesday **August 21, 2018 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, ZONING ATLAS, A CONDITIONAL USE, AND DEVELOPMENT AGREEMENTS:**

### **1. (Q) CU-10-06-18**

A Resolution for a Conditional Use to allow a FAA permitted private Helipad, and variances to allow the Touchdown Area to be 37 feet in length and width where 100 feet in length and width are required, and the Primary Surface Area to be 74 feet in length and width where 300 feet in length and width are required on approximately 0.71 acre located at 4550 35th Street North in Lealman; Page 794 of the Zoning Atlas, as being in Section 03, Township 31, Range 16; upon application of Vehicle Recovery Services, Inc. through Wayne Parker, Representative.

### **2. (Q) Z/LU-11-06-18**

A Resolution changing the Zoning classification of approximately 0.70 acre located at 6789 Ulmerton Road (a portion of parcel 06-30-16-70938-400-1302); Page 728 of the Zoning Atlas, as being in Section 06, Township 30, Range 16 from R-3, Single Family Residential to C-2, General Retail Commercial and Limited Services (0.32 acre) and C-2-CO, General Retail Commercial and Limited Services-Conditional Overlay (0.38 acre) with a Conditional Overlay limiting the use of the northern 220-foot portion of the property to the parking of vehicle inventory only; upon application of Pinellas Auto Sales through Aneil Balkissoon, Representative  
and

an Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of Approximately 0.70 acre located at 6789 Ulmerton Road (a portion of parcel 06-30-16-70938-400-1302) located in Section 06, Township 30, Range 16; from Residential Urban to Commercial General.

### **3. (Q) Z/LU-12-06-18**

A Resolution changing the Zoning classification of approximately 4.93 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor; Page 75 of the Zoning Atlas, as being in Section 01 and section 02, Township 28, Range 15; from RPD-5, Residential Planned Development, 5 units per acre to M-1-CO, Light Manufacturing and Industry-Conditional Overlay with a Conditional Overlay limiting the uses on the property to self-storage facility and/or offices, and providing for a 50-foot buffer along the western property line that may be used for drainage retention; upon application of Bayou Development, Inc. through JJ Jenkins, Northpoint Development and Alex Schaler, Kimley-Horn & Associates, Inc., Representatives,  
and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the land use designation of approximately 4.93 acres located at the northeast corner of Missouri Avenue and 9th Street in Palm Harbor located in Section 01 and Section 02, Township 28, Range 15 from Residential Low to Employment.

4. **(Q) Z-13-07-18**

A Resolution changing the Zoning classification of approximately 0.34 acre located at 6210 Seminole Boulevard; Page 293 of the Zoning Atlas, as being in Section 34, Township 30, Range 15; from C-1, Neighborhood Commercial to C-2, General Retail Commercial & Limited Services; upon application of True Auto Repair, LLC, through James & Emilia Ahrendt, Representatives.

5. **(Q) Z/LU-14-07-18**

A Resolution changing the Zoning classification of approximately 0.67 acre located at 1003 Virginia Avenue; Page 73 of the Zoning Atlas, as being in Section 01, Township 28, Range 15; from P-1, Professional Offices to C-1-CO, Neighborhood Commercial-Conditional Overlay with a Conditional Overlay to limit the use to a compound pharmacy; upon application of Palm Harbor Florida, LLC through, Todd Pressman, Representative, and

An ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the land use designation of approximately 0.67 acre located at 1003 Virginia Avenue located in Section 01, Township 28, Range 15; from Residential Office General to Commercial Neighborhood.

6. **(Q) Z-15-07-18**

A Resolution changing the Zoning classification of approximately 2.34 acres located at 11455 66th Street North; Page 750 of the Zoning Atlas, as being in Section 17, Township 30, Range 16; from C-3, Commercial, Wholesale, Warehousing and Industrial Support to C-2, General Retail Commercial and Limited Services; upon application of Guzewicz/Wolfe Family Revocable Trust.

7. **(Q) Z-16-07-18**

A Resolution changing the Zoning classification of approximately 2.0 acres located approximately 300 feet west of East Lake Drive and approximately 425 feet north of Keystone Road (address 2563 Keystone Road); Page 517 of the Zoning Atlas, as being in Section 09, Township 27, Range 16; from A-E, Agricultural Estate Residential to IL, Institutional Limited upon application of TBI Residential Services, through Linda Walker, Representative.

8. **(Q) Z/LU-17-07-18**

A Resolution impacting 2.7 acres located approximately 380 feet west of US Highway 19 N and 495 feet south of Central Avenue (a portion of parcel 30-29-16-55044-000-0024); Page 704 of the Zoning Atlas, as being in Section 30, Township 29, Range 16; changing the Zoning classification of approximately 1.2 acres from C-2, General Retail Commercial and Limited Services to R-1, Single Family Residential (West 1.2 acres) and a Development Agreement limiting the western 1.2 acres to a single family homes limited to the height and intensity permitted by the applicable zoning and land use designations, limiting the eastern 1.5 acres to the indoor, outdoor, and/or covered storage of automobiles, recreational vehicles and/or boats limited to a maximum FAR of 0.35 and a maximum height of 35 feet, establishing enhanced buffering on the western and southern property lines, and requiring shielded/directional lighting; upon application of Berati 2, LLC, through Ronald Morgan, Representative, and

An Ordinance amending the Future Land Use Map of Pinellas County, Florida by changing the Land Use designation of approximately 1.5 acres located approximately 380 feet west of US Highway 19 N and 495 feet south of Central Avenue (a portion of parcel 30-29-16-55044-000-0024) located in Section 30, Township 29, Range 16; from Residential Low Medium to Commercial General (East 1.5 acres).

9. **(Q) DA-18-07-18**

A Resolution first amendment of a previously approved Development Agreement to extend the duration of the Development Agreement for an additional five-year term, to provide additional time for the development of up to 126 residential units having a maximum intensity and height as required by the property's zoning and land use designations, and to amend the concept plan depicted in Exhibit C for a property containing of approximately 55.56 acres located on the west side of Alternate US-19 and approximately 515 feet north of Terrace Road in unincorporated Tarpon Springs (street address being 1800 S. Pinellas Avenue); Page 48 of the Zoning Atlas, as being in Sections 23 & 24, Township 27, Range 15; upon application of Capon Corporation Mills & John and Bonnie Mills.

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 Ordinance and Resolutions amending the Future Land Use Map, Zoning Atlas, a Conditional Use, and Development Agreements 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.

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

REQUEST FOR ADVERTISING FORM

Phone No. 464-8200

Fax No. 464-8201

To: Board Records

FROM: Tammy Swinton, Planning Department (**August 21, 2018 BCC Hearing**)

DATE: July 31, 2018

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AD COPY ATTACHED: Yes X No      WITH MAP

REQUIRES SPECIAL HANDLING: Yes      No X

NEWSPAPER: St. Petersburg Times X

DATE(S) TO APPEAR: August 10, 2018

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: Renea Vincent, Planning Department  
Glenn Bailey, Planning Department  
Tammy Swinton, Planning Department  
Denise Whisennant, Planning Department