

AGENDA
LOCAL PLANNING AGENCY
May 10, 2023 - 9:00 A.M.

The Pinellas County Local Planning Agency public hearing on proposed amendments to the Pinellas County Comprehensive Plan, Future Land Use Map, Land Development Code, and Zoning Atlas will be held on May 10, 2023, at 9:00 a.m. in the County Commission Assembly Room, Fifth Floor, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida 33756. At this hearing, the Local Planning Agency will make recommendations regarding the proposals, which will be presented to the Board of County Commissioners at subsequent public hearings, to be separately noticed.

I. CALL TO ORDER

II. APPROVAL OF MINUTES FOR THE FEBRUARY 8, 2023, LPA Meeting. **Approved, vote 6-0, in favor**

III. PUBLIC HEARING ITEMS – ACTION BY THE LPA REGARDING THE FOLLOWING ITEMS:

A. PROPOSED ORDINANCES AMENDING THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP AND LAND DEVELOPMENT CODE, AND PROPOSED RESOLUTIONS AMENDING THE ZONING ATLAS

1. FLU-23-01 (La Mirage Beauty Salon, Inc.) **Recommended denial, vote 6-1 in favor of denial**

A request for a change of land use from R/OG, Residential Office/General to E, Employment on approximately 3.3 acres located at 3720 and 3730 Tampa Road in Palm Harbor through Todd Pressman, Pressman & Associates, Representative.

2. ZON-23-01 (La Mirage Beauty Salon, Inc.) with Development Agreement **Recommended denial, vote 6-1 in favor of denial**

A request for a change of zoning from GO, General Office to E-2, Employment-2 with a Development Agreement allowing up to 23,314 square feet of building area for the uses permitted in the E-2 zone, except those specifically prohibited by the Development Agreement, at a building height as allowed by the E-2 zone and terminating a 2014 deed restriction that limits building area to 14,690 square feet on approximately 3.3 acres located at 3720 and 3730 Tampa Road in Palm Harbor through Todd Pressman, Pressman & Associates, Representative. (*quasi-judicial*)

3. FLU-23-02 (Pinellas County/St. Pete-Clearwater International Airport) **Recommended approval, vote 7-0 in favor**

A request for a change of land use from E, Employment to T/U, Transportation/Utility on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo through Scott Yarley, P.E., Airport Engineer, Representative.

4. ZON-23-02 (Pinellas County/St. Pete-Clearwater International Airport)) **Recommended approval, vote 7-0 in favor**

A request for change of zoning from E-1, Employment-1 to P.C. Airport on approximately 18.5 acres located at 13690 Stoneybrook Drive in unincorporated Largo through Scott Yarley, P.E., Airport Engineer, Representative. (*quasi-judicial*)

5. FLU-23-03 (Community Assisted & Supported Living, Inc.) **Request for Continuance Approved, vote 6-1, in favor**

A request for a change of land use from RS, Residential Suburban to RL, Residential Low on approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole through Katie Cole, Esq. and Angela Rauber, Esq, Hill Ward Henderson, and Robert Pergolizzi, AICP, PTP, Gulf Coast Consulting, Inc., Representatives.

6. ZON-23-03 (Community Assisted & Supported Living, Inc.) **Request for Continuance Approved, vote 5-2, in favor**

A request for zoning change from R-E, Residential Estate to RM-CO, Multi-Family Residential-Conditional Overlay, with a Conditional Overlay limiting the number of residential dwelling units to a maximum of 20 that will include a combination of 1 and 2 bedroom units in 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 2-story structure is allowed to remain. Required minimum building setbacks shall be 25 feet front, 15 feet sides, and 200 feet rear, on approximately 2.79 acres located at 13000 Park Boulevard in unincorporated Seminole through Katie Cole, Esq. and Angela Rauber, Esq, Hill Ward Henderson, and Robert Pergolizzi, AICP, PTP, Gulf Coast Consulting, Inc., Representatives. (*quasi-judicial*)

7. CP-23-01 (Pinellas County Housing and Community Development Department)

Recommended approval, vote 6-0 in favor

A request to amend the Future Land Use Element (FLUE) of the Pinellas County Comprehensive Plan to add two new Mixed Use-Corridor-Supplement (MUC-SU) designations and one new Mixed Use-Corridor-Primary (MUC-P) designation through Scott Swearengen, Pinellas County Housing and Community Development Department, Representative.

8. FLU-23-04 (Pinellas County Housing and Community Development Department)

Recommended approval, vote 6-0 in favor

A request for a change of land use from CG, Commercial General, E, Employment, RL, Residential Low, RU, Residential Urban, RLM, Residential Low Medium, RM, Residential Medium, R/OL, Residential/Office Limited, R/OG, Residential/Office General, I, Institutional, & T/U, Transportation/Utility to: MUC-SU-NP, Mixed Use Corridor-Supporting-Neighborhood Park, MUC-SU-LT, Mixed Use Corridor-Supporting-Local Trade and MUC-P-C, Mixed Use Corridor-Primary-Commerce on approximately 168.63 acres comprising various parcels within the Lealman Community Redevelopment Area (CRA) through Scott Swearengen, Pinellas County Housing & Community Development Department, Representative.

9. LDR-23-01 (Pinellas County Housing and Community Development Department)

Recommended approval, vote 6-0 in favor

A request to amend Section 138-2153(a) and add Article XI - The Lealman Form-Based Code to Chapter 138 of the Pinellas County Land Development Code (LDC) through Scott Swearengen, Pinellas County Housing and Community Development Department, Representative.

10. ZON-23-05 (Pinellas County Housing and Community Development Department)

Recommended approval, vote 6-0 in favor

A request for a zoning change from C-1, Neighborhood Commercial, C-2, General Commercial & Services, E-1, Employment-1, E-2, Employment-2, I, Heavy Industry, GO, General Office, LO, Limited Office, GI, General Institutional, R-3, Single Family Residential & R-4, One, Two & Three Family Residential to L-FBC, Lealman-Form Based Code district on approximately 168.63 acres comprising various parcels within the Lealman Community Redevelopment Area (CRA) through Scott Swearengen, Pinellas County Housing & Community Development Department, Representative. (*quasi-judicial*)

IV. ADJOURNMENT

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 at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

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

Written correspondence may be directed to the Pinellas County Housing and Community Development Department, Zoning Section, 440 Court Street, 4th Floor, Clearwater, Florida 33756, or you may email us at zoning@pinellas.gov.

Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public hearings may result in an automatic denial of the request.

Appeals of any final decision made at this hearing must be filed in circuit court within 30 calendar days of the decision. This time period is jurisdictional in nature and cannot be extended. Persons are advised that if they decide to file an appeal, they will need to seek independent legal counsel and a record of the proceedings. It is the appellant's responsibility to ensure that a verbatim recommendation of the proceedings is created if needed for purposes of appeal.