

**AGENDA**  
**LOCAL PLANNING AGENCY**  
**July 12, 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 **July 12, 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 MAY 10, 2023, LPA Meeting. **Approved, vote 7-0, in favor****

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

**A. PROPOSED RESOLUTION AMENDING THE ZONING ATLAS**

- 1. ZON-23-04 (Pinellas County–Baywood Hotels)(Quasi-Judicial) **Recommended approval, vote 7-0, in favor****  
A request for a change of zoning from E-2, Employment-2 and C-2, General Retail & Services to C-2-C-T, General Retail & Services – Transient Accommodation Overlay (2.78 acres) and from E-2, Employment-2 to C-2, General Retail & Services (0.74 acre) with a Development Agreement as required by the Transient Accommodation Overlay on the C-2-C-T portion of the subject property allowing a hotel and its customary accessory uses that comply with the building density/intensity and height allowed by the property's land use and zoning designations, on approximately 3.52 acres located near the northeast corner of Roosevelt Boulevard and Ulmerton Road in unincorporated Pinellas Park through Katie Cole, Esq., Hill Ward Henderson, Representative.

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

- 1. LDR-22-01 (Pinellas County) (Quasi-Judicial) **Recommended approval, vote 7-0, in favor****  
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 (Pinellas County)** (Quasi-Judicial) **Recommended approval, vote 7-0, in favor**  
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.

#### 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](mailto: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, 4<sup>th</sup> Floor, Clearwater, Florida 33756, or you may email us at [zoning@pinellas.gov](mailto: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.