

AGENDA
LOCAL PLANNING AGENCY
SEPTEMBER 13, 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 September 13, 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 JULY 12, 2023, LPA Meeting.

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-23-05 (4685 Park Street, LLC)

A request for a change of land use from RU, Residential Urban to CG, Commercial General on approximately 0.19 acre located at 4685 Park Street North in west Lealman through Christopher Mitchell, Mitchell Construction Group, Representative.

2. ZON-23-06 (4685 Park Street, LLC)

A request for zoning atlas amendment from R-4 One, Two & Three-Family Residential to E-2, Employment-2 on approximately 0.19 acre located at 4685 Park Street North in west Lealman through Christopher Mitchell, Mitchell Construction Group, Representative. (*quasi-judicial*)

3. FLU-23-03 (Community Assisted & Supported Living, Inc.)

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.

4. ZON-23-03 (Community Assisted & Supported Living, Inc.)

A request for zoning change from R-E, Residential Estate to RM-CO, Multi-Family Residential-Conditional Overlay, with a Conditional Overlay and Development Agreement 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*)

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.