

AGENDA RESULTS
LOCAL PLANNING AGENCY
NOVEMBER 8, 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, or Zoning Atlas will be held on **November 8, 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 OCTOBER 11, 2023, LPA Meeting. **Approved, vote 7-0 in favor.**

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

A. PROPOSED ORDINANCE AND RESOLUTION AMENDING THE FUTURE LAND USE MAP AND ZONING ATLAS:

1. FLU-23-01 (La Mirage Beauty Salon, Inc.) **Recommended approval, vote 7-0 in favor.**

A request for change of land use from R/OG, Residential Office/General to I, Institutional 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.) **Recommended approval, vote 7-0 in favor.**

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

IV. ADJOURNMENT **Recommended for adjournment, vote 7-0 in favor.**

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.