

AGENDA
LOCAL PLANNING AGENCY
FEBRUARY 14, 2024 - 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 **February 14, 2024, 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. QUASI-JUDICIAL STATEMENT – Pinellas County Attorney

III. APPROVAL OF MINUTES FOR THE DECEMBER 13, 2023, LPA Meeting.

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

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

1. ZON-23-10 (Storage at Anclote, LLC)

A request for change of zoning from R-A, Residential Agriculture to E-1, Employment-1 of approximately 0.37 acre located at the northeast corner of Anclote Road and North Bend Drive in unincorporated Tarpon Springs through Donn Sharpe, Gold Standard Builder Services, Representative. (Quasi-Judicial)

2. FLU-23-06 (Team Savage, Inc.)

A request for change of land use from P, Preservation (0.4 acres) to R/O/R, Residential/Office/Retail and change of land use from RL, Residential Low (1.3 acres) to R/O/R, Residential/Office/Retail on approximately 1.7 acres located at 29703 US Highway 19 North in unincorporated Clearwater through G4 Landwerks/Peter Dimmitt, Lisa Moody/Greg May of Bass Sox Mercer, and Daniel Bergin, P.E. of Civil On Demand, LLC, Representatives.

3. ZON-23-07 (Team Savage, Inc.)

A request for change of zoning from RMH, Residential Mobile/Manufactured Home to CP, Commercial Parkway-Conditional Overlay with the Conditional Overlay limiting the allowable uses to motor vehicle sales, recreational vehicle/boat sales, and vehicle storage, maintenance, and repair, provide enhanced perimeter buffering, and limit maximum building height to 45 feet on approximately 3.17 acres located at 29703 US Highway 19 North in unincorporated Clearwater, through G4 Landwerks/Peter Dimmitt, Lisa Moody/Greg May of Bass Sox Mercer, and Daniel Bergin, P.E. of Civil On Demand, LLC, Representatives. (Quasi-Judicial)

B. PROPOSED ORDINANCES AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE:

1. LDR-24-01 (Accessory Dwelling Unit Update through Pinellas County)

AN ORDINANCE OF PINELLAS COUNTY FLORIDA RELATED TO ACCESSORY DWELLING UNITS; AMENDING CHAPTER 138; ZONING; PROVIDING DEFINITIONS; PROVIDING FOR CLARIFICATION REGARDING THE STANDARDS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS, AND PROVIDING FOR AN EFFECTIVE DATE.

2. LDR-24-02 (Development Review Committee Procedural Update through Pinellas County)

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE; PROVIDING FINDINGS; PROVIDING FOR PURPOSE AND INTENT; AMENDING CHAPTERS 134, 138, 142, 154 AND 158 OF THE LAND DEVELOPMENT CODE; PROVIDING REVISED AUTHORITY FOR THE DEVELOPMENT REVIEW COMMITTEE; PROVIDING REVISED AUTHORITY FOR THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNEE; AMENDING THE INITIAL REVIEW PROCESS FOR USE AND VARIANCE APPLICATIONS; AMENDING THE PROCEDURE FOR REVIEW AND APPROVAL OF FLOODPLAIN VARIANCES; PROVIDING FOR THE CORRECTION OF SCRIVENER'S ERRORS;

PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

3. LDR-24-03 (Pinellas County Stormwater Manual through Pinellas County)

AN ORDINANCE OF PINELLAS COUNTY, FLORIDA REGARDING STORMWATER MANAGEMENT STANDARDS, CRITERIA AND REGULATIONS; PROVIDING FOR ADOPTION OF A REVISED PINELLAS COUNTY STORMWATER MANUAL UPDATING PARTS "A", "B" AND "C" OF THE MANUAL FOR UNINCORPORATED AREAS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

V. 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 Building & Development Review Services Department, Zoning Section, 440 Court Street, 4th Floor, Clearwater, Florida 33756, or you may email us at zoning@pinellas.gov. no later than one week prior to the scheduled hearing; any applicant, proponent or opponent may submit any written arguments, evidence, explanations, studies, reports, petitions or other documentation for consideration by the hearing body in support or in opposition of the application.

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.