

AGENDA
LOCAL PLANNING AGENCY
May 8, 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 **May 8, 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 APRIL 10, 2024, 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. FLU-24-01 (2520 55th Avenue North)

A request for change of land use from RL, Residential Low to CG, Commercial General of approximately 0.15 acre located at 2520 55th Avenue North in Lealman through Angel Rivera, A & B Engineering Consultants, P.A., Representative.

2. ZON-24-01 (2520 55th Avenue North)

A request for change of zoning from R-4, One, Two, and Three-Family Residential to C-2, General Commercial and Services with a variance; with the variance establishing a 6,420 square foot lot where 10,000 square feet is the minimum lot size allowed and a reduction of the minimum lot width requirement from 80 feet to 60 feet in a C-2 zone on approximately 0.15 acre located at 2520 55th Avenue North in Lealman through Angle Rivera, A & B Engineering Consultants, P.A., Representative. (Quasi-Judicial)

3. ZON-24-02 (Thuc Tri Cao)

A request for change of zoning from LO, Limited Office to R-3, Single-Family Residential on approximately 0.29 acre located at 4940 41st Avenue North in Lealman through Thuc Tri Cao, Applicant/Representative. (Quasi-Judicial)

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.