

**LOCAL PLANNING AGENCY
AGENDA
September 11, 2024 - 9:00 a.m.**

The Pinellas County Local Planning Agency (LPA) public hearing on proposed amendments to the Pinellas County Future Land Use Map, Zoning Atlas, and Land Development Code will be held on **Wednesday, September 11, 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 LPA 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 (Chair, Mattaniah Jahn)

II. QUASI-JUDICIAL STATEMENT – Pinellas County Attorney

III. APPROVAL OF MINUTES FOR THE July 10, 2024, LPA hearing **Approved (Vote: 6-0)**

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

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

1. FLU-24-02 (Habitat for Humanity of Pinellas County, Inc.) **Recommended Approval (Vote: 5-0, with one member recused)**

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 0.26 acres located at 1310 Gooden Crossing in unincorporated Largo; located in Section 04, Township 30 South, Range 15 East; from CN, Commercial Neighborhood to RL, Residential Low; and providing an effective date; upon application of Habitat for Humanity of Pinellas County, Inc., Applicant, through Sean King, CSO, Habitat for Humanity of Pinellas and West Pasco Counties, Representative.

2. ZON-24-04 (Habitat for Humanity of Pinellas County, Inc.) **Recommended Approval (Vote: 5-0, with one member recused)**

3. A Resolution changing the Zoning classification of approximately 0.26 acres located at 1310 Gooden Crossing in unincorporated Largo; located in Section 04, Township 30 South, 15 East; from C-1, Neighborhood Commercial to R-3, Single-Family Residential; and providing an effective date; upon application of Habitat for Humanity of Pinellas County, Inc., Applicant, through Sean King, CSO, Habitat for Humanity of Pinellas and West Pasco Counties, Representative. (Quasi-Judicial)

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

1. LDR-24-04 (Short Term Rentals Update) **Recommended Approval (Vote: 6-0)**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 138, ARTICLE IX, DIVISION 3, SECTION 138-3232 OF THE PINELLAS COUNTY CODE OF ORDINANCES; ESTABLISHING A CERTIFICATE OF USE PROGRAM FOR SHORT TERM RENTALS; PROVIDING FOR INSPECTIONS OF SHORT TERM RENTALS CONSISTENT WITH THE FLORIDA BUILDING CODE AND FLORIDA FIRE PREVENTION CODE; PROVIDING FOR SHORT TERM RENTAL ADVERTISING REQUIREMENTS; PROVIDING FOR PENALTIES FOR NONCOMPLIANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

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 in advance of 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.