

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

The Pinellas County Local Planning Agency (LPA) public hearing on proposed amendments to the Pinellas County Zoning Atlas, and Land Development Code will be held on **Wednesday, December 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

II. QUASI-JUDICIAL STATEMENT – Pinellas County Attorney

III. APPROVAL OF MINUTES FOR THE NOVEMBER 13, 2024, LPA hearing

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

A. PROPOSED RESOLUTION AMENDING THE ZONING ATLAS:

1. ZON-24-06 (D & D Strategic Holdings, LLC., 2300 SR 580)

A Resolution changing the Zoning classification of approximately 0.25 acres located at 2300 SR 580 in unincorporated Dunedin; located in Section 30, Township 28 South, 16 East; from GO, General Office (NE corner of property) to C-2, General Commercial & Services; and providing an effective date; upon application of D & D Strategic Holdings, LLC, Applicant, through Daniel Bergin, Civil On Demand, LLC, Representative. (Quasi-Judicial)

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

1. LDR-24-06 (Chapter 158 - Floodplain Management)

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 158, FLOODPLAIN MANAGEMENT; PROVIDING FOR AMENDMENTS TO THE PROCESS FOR APPEALS OF DETERMINATIONS BY THE FLOODPLAIN ADMINISTRATOR; AMENDING DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; PROVIDING FOR SCRIVENER’S ERRORS; AND PROVIDING FOR 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.