

**COUNTYWIDE PLANNING AUTHORITY
6:30 P.M. TUESDAY, OCTOBER 16TH, 2007
PINELLAS COUNTY COURTHOUSE
5TH FLOOR, BOARD ASSEMBLY ROOM
315 COURT STREET, CLEARWATER, FLORIDA**

SCHEDULED PUBLIC HEARINGS

PROPOSED COUNTYWIDE RULE AMENDMENT

- a. **Public hearing regarding proposed changes to Countywide Rules governing permitted density and intensity for temporary lodging uses (hotels). This is the second of two public hearings on this item.**

TO: The Honorable Chairman and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH: Fred E. Marquis, Interim County Administrator

FROM: David P. Healey, Executive Director
Pinellas Planning Council

SUBJECT: October 16, 2007, Countywide Planning Authority Agenda
Part I – Public Hearing Agenda Re: Proposed Countywide Rules Amendment

DATE: October 16, 2007

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, APPROVE THE ORDINANCE ATTACHED TO PPC RESOLUTION NO. 07-5, AS OUTLINED BELOW.

DISCUSSION: The Board, in your capacity as the Countywide Planning Authority, has received recommended amendment of the Countywide Rules as described below:

This is the second of two public hearings scheduled by the CPA regarding proposed changes to the Countywide Rules governing permitted density and intensity for temporary lodging uses (hotels).

At the August 21st hearing, the CPA directed that Alternative A – Option 1 be returned to the Pinellas Planning Council for hearing on September 19th and readvertised for hearings by the Countywide Planning Authority on October 2 and October 16, 2007.

Based on direction and input provided by the CPA at the August hearings, the Council recommendation further revised the proposed Rule amendment by addressing three (3) issues raised at the August public hearings. These issues include concurrency requirements, hurricane evacuation, and filing requirements related to development agreements. The amended proposal requires a development agreement to address the ability of the local government, or the applicable service provider, to meet the concurrency management standards for sanitary sewer, solid waste, drainage, potable water, parks and recreation, schools, and transportation facilities. A provision was also added requiring that a development agreement address compliance with the hurricane evacuation provisions of the Pinellas County Code, Chapter 34, Article III and a mandatory evacuation/closure plan. The proposed amendment further requires a development agreement to be recorded with the Clerk of the Circuit Court, a copy filed

with the Property Appraiser's office, and a copy submitted to the PPC and CPA for receipt and filing within fourteen (14) days after recording. Due to concerns expressed by the CPA and the County Attorney's office about the limited duration of development agreements, the proposed amendment further requires that the development limitations set forth in a development agreement be memorialized in a deed restriction to be recorded in the Official Records of Pinellas County prior to the issuance of a building permit for the temporary lodging use.

The PPC adopted Resolution No. 07-5 at their meeting of September 19, 2007, by a vote of 12-0, recommending approval of the Rules amendment as set forth in the Ordinance attached thereto and the transmittal of the recommendation of the PPC to the CPA for their consideration and approval of this proposed amendment to the Rules.

With this transmittal, the complete record of the public hearing held by the Pinellas Planning Council on this item is on file with the Clerk and is available for review by the Board or any interested party.