

**AGENDA**  
**LOCAL PLANNING AGENCY**  
**July 10, 2024 - 9:00 a.m.**

The Pinellas County Local Planning Agency public hearing on proposed amendment to the Pinellas County Zoning Atlas will be held on **July 10, 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 proposal, 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 May 8, 2024, LPA Meeting. **Approved (Vote: 6-0)****
- IV. PUBLIC HEARING ITEMS – ACTION BY THE LPA REGARDING THE FOLLOWING ITEMS:**
  - A. PROPOSED RESOLUTION AMENDING THE ZONING ATLAS:**
    - 1. ZON-24-03 (Adam Schoenbaum) **Recommended Approval (Vote: 6-0)****  
A request for change of zoning from GI-W-CO, General Institutional – Wellhead Protection Overlay – Conditional Overlay; Conditional Overlay limits the use of the property to a private school and related accessory uses for a maximum number of 400 students and limiting the maximum building height to 35 feet to R-A-W, Residential Agriculture – Wellhead Protection Overlay on approximately 9.38 acres located at 3561 Keystone Road in East Lake Tarpon through Ricky Huff, Esq., Brown, Huff, Zohar, 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](mailto: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, 4<sup>th</sup> Floor, Clearwater, Florida 33756, or you may email us at [zoning@pinellas.gov](mailto: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.