

## LOCAL PLANNING AGENCY

### AGENDA

**June 11, 2025 - 9:00 a.m.**

The Pinellas County Local Planning Agency (LPA) public hearing on proposed amendments to the Pinellas County Zoning Atlas, Future Land Use Map, and a Development Master Plan will be held on **Wednesday, June 11, 2025, 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 May 14, 2025, LPA hearing **Approved (Vote 7-0)**

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

##### A. PROPOSED RESOLUTION AMENDING THE ZONING ATLAS, PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE MAP, AND PROPOSED RESOLUTION MODIFYING A DEVELOPMENT MASTER PLAN:

1. **ZON-25-01 (Todd's Air Conditioning & Refrigeration, LLC) **Recommended Approval (Vote 7-0)****  
A Resolution changing the Zoning classification of approximately 0.98 acres located at 16717 US Highway 19 N in unincorporated Largo; located in Section 29, Township 29 South, Range 16 East; from C-2, General Commercial and Services, to E-2, Employment 2; and providing an effective date; upon application of Todd's Air Conditioning & Refrigeration, LLC, Applicant. (Quasi-Judicial)
2. **FLU-25-03 (Tarpon Development Properties, LLC) **Recommended Approval (Vote 7-0)****  
An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 1.16 acres located at 2551 Tarpon Woods Blvd in Palm Harbor; located in Section 33, Township 27 South, Range 16 East; from R/OG, Residential/Office General, to CN, Commercial Neighborhood; and providing an effective date; Tarpon Development Properties, LLC, Applicant, through Todd Pressman of Pressman & Assoc., Inc., Representative. (Legislative)
3. **DMP-25-01 (Tarpon Development Properties, LLC) **Recommended Approval (Vote 7-0)****  
A Resolution for the modification of a Development Master Plan on an RPD, Residential Planned Development zoned property located at 2551 Tarpon Woods Blvd in Palm Harbor; located in Section 33, Township 27 South, Range 16 East; to change the allowable use from Bank to Commercial; and providing an effective date; upon application of Tarpon Development Properties, LLC, Applicant, through Todd Pressman of Pressman & Assoc., Inc., Representative. (Quasi-Judicial)

##### **New Condition Language:**

**A 10-foot wide landscape buffer along the rear of the site (east) containing a 6-foot tall wall, trees spaced 20 feet on center and a continuous hedge that is 3'6" tall.**

#### 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 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, 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.