

**LOCAL PLANNING AGENCY  
AGENDA  
September 10, 2025 - 9:00 a.m.**

The Pinellas County Local Planning Agency (LPA) public hearing on proposed amendments to the Pinellas County Future Land Use Map and Zoning Atlas will be held on **Wednesday, September 10, 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 August 13, 2025, LPA hearing **Approved (Vote: 6-0)****

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

**A. PROPOSED ORDINANCES AMENDING THE FUTURE LAND USE MAP AND PROPOSED RESOLUTIONS AMENDING THE ZONING ATLAS:**

**1. FLU-25-04 (Twin City MHP, LLC) **Recommended Denial (Vote: 4-2)****

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 8.94-acres located at 10636 Gandy Boulevard North in unincorporated St. Petersburg; located in Section 17, Township 30 South, Range 17 East; from RU, Residential Urban and CG, Commercial General, to RM, Residential Medium; and providing an effective date; Twin City MHP, LLC, Applicant, through Todd Pressman of Pressman & Assoc., Inc., Representative. (Legislative)

**2. ZON-25-02 (Twin City MHP, LLC) **Recommended Approval (Vote: 5-1)****

A Resolution changing the Zoning classification of approximately 8.94-acres located at 10636 Gandy Boulevard North in unincorporated St. Petersburg; located in Section 17, Township 30 South, Range 17 East; from RMH, Residential Mobile/Manufactured Home, to RM, Multi-Family Residential; and providing an effective date; Twin City MHP, LLC, Applicant, through Todd Pressman of Pressman & Assoc., Inc., Representative. (Quasi-Judicial)

**3. FLU-25-07 (275 HYW Holdings, LLC) **Recommended Approval (Vote: 5-1)****

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 0.60-acres located at 2500 55th Avenue North in Lealman; located in Section 35, Township 30 South, Range 16 East; from MUC-P-C, Mixed Use Corridor-Primary-Commerce, to CG, Commercial General; and providing an effective date; 275 HYW Holdings, LLC, Applicant, through Angel Luis Rivera of A&B Engineering Consultants PA, Representative. (Legislative)

**4. ZON-25-05 (275 HYW Holdings, LLC) **Recommended Approval (Vote: 5-1)****

A Resolution changing the Zoning classification of approximately 0.60-acres located at 2500 55th Avenue North in Lealman; located in Section 35, Township 30 South, Range 16 East; from L-FBC, Lealman Form Based Code, to C-2, General Commercial and Services; and providing an effective date; 275 HYW Holdings, LLC, Applicant, through Angel Luis Rivera of A&B Engineering Consultants PA, Representative. (Quasi-Judicial)

**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.