

LOCAL PLANNING AGENCY

AGENDA

October 8, 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, October 8, 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 SEPTEMBER 10, 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 RESOLUTION AMENDING THE ZONING ATLAS:

1. **FLU-25-08 (Justin Gingerich, Ignite Academy, Inc) 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 5.23 acres located at 2271 Keystone Road in East Lake Tarpon; located in Section 08, Township 27 South, Range 16 East; from RR, Residential Rural, to I, Institutional; and providing an effective date; upon application of Justin Gingerich of Ignite Academy, Inc, Applicant, through Brian J Aungst, Jr. of Macfarlane, Ferguson, & McMullen, P.A., Representative. (Legislative)

2. **ZON-25-07 (Justin Gingerich, Ignite Academy, Inc) Recommended Approval (Vote: 5-1)**

A Resolution changing the Zoning classification of approximately 5.23 acres located at 2271 Keystone Road in East Lake Tarpon; located in Section 08, Township 27 South, Range 16 East; from R-A, Residential Agriculture, to LI, Limited Institutional; and providing an effective date; upon application of Justin Gingerich of Ignite Academy, Inc, Applicant, through Brian J Aungst, Jr. of Macfarlane, Ferguson, & McMullen, P.A., Representative. (Quasi-Judicial)

3. **FLU-25-09 (Green Energy for North America, 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 18.43 acres located at 13400 Pine Street in unincorporated Largo; located in Section 05, Township 30 South, Range 15 East; from RU, Residential Urban, to RM, Residential Medium; and providing an effective date; upon application of Green Energy for North America, LLC, Applicant, through Katie Cole of Hill Ward Henderson, Representative. (Legislative)

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.