

LOCAL PLANNING AGENCY

AGENDA

August 12, 2026 - 9:00 a.m.

The Pinellas County Local Planning Agency (LPA) public hearing on proposed amendment to the Pinellas County Future Land Use Map and Zoning Atlas will be held on **Wednesday, August 12, 2026, 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 July 8, 2026, LPA HEARING **Approved (Vote: 6-0)**

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

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

1. ZON-26-05 (Joanis Abrashi, Remobuild, LLC) **Recommended Approval (Vote: 6-0)**

A Resolution changing the Zoning classification of approximately 0.44 acres located on the north side of Robin Avenue, approximately 164 feet east of US Alternate 19 in Palm Harbor; located in Section 35, Township 27 South, Range 15 East; from C-2, General Commercial and Services, to R-2, Single-Family Residential; and providing an effective date; upon application of Joanis Abrashi of Remobuild, LLC, Applicant. (Quasi-Judicial)

2. FLU-25-10 (Trent Road, LLC) **Recommended Approval (Vote: 6-0)**

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 3.22 acres located on the east side of US Highway 19 North at the terminus of Timberlane Road in Palm Harbor; located in Section 30, Township 27 South, Range 16 East; from RLM, Residential Low Medium, to R/O/R, Residential/Office/Retail; and providing an effective date; upon application of Trent Road, LLC, Applicant, through Brian Aungst, Jr., of Macfarlane, Ferguson & McMullen, P.A., Representative (Legislative)

3. ZON-25-08 (Trent Road, LLC) **Recommended Approval (Vote: 6-0) with two additional Development Agreement conditions: 1. Removal of the boat ramp; 2. No docks on the north side of the property.**

A Resolution changing the Zoning classification of approximately 3.22 acres located on the east side of US Highway 19 North at the terminus of Timberlane Road in Palm Harbor; located in Section 30, Township 27 South, Range 16 East; from RMH, Residential Mobile/Manufactured Home (2.73 acres) and R-4, One, Two and Three Family Residential (0.49 acres), to CP, Commercial Parkway (3.22 acres) with a Development Agreement limiting the properties to restaurant, bar, and other accessory uses that support the principal permitted use; and providing an effective date; upon application of Trent Road, LLC, Applicant, through Brian Aungst, Jr., of Macfarlane, Ferguson & McMullen, P.A., 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 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.