

LOCAL PLANNING AGENCY AGENDA

September 9, 2026 - 9:00 a.m.

The Pinellas County Local Planning Agency (LPA) public hearing on a proposed amendment to the Pinellas County Future Land Use Map and a proposed Development Agreement will be held on **Wednesday, September 9, 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 AUGUST 12, 2026, LPA HEARING

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

A. PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE MAP:

1. FLU-26-02 (James Hamilton, DXD Capital)

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 4.82 acres located at 28870 US Highway 19 North in unincorporated Clearwater; located in Section 19, Township 28 South, Range 16; from R/O/R, Residential/Office/Retail (4.16 acres) and P, Preservation (0.66 acre) to CG, Commercial General (4.12 acres) and P, Preservation (0.70 acre); and providing an effective date; upon application of James Hamilton, DXD Capital, Applicant, through Amy McPherson of Stearns, Weaver, Miller, Weissler, Alhadeff & Sitterson, P.A. (Legislative)

2. DVA-26-02 (James Hamilton, DXD Capital)

A Resolution for a Development Agreement on approximately 4.82 acres located at 28870 US Highway 19 North in unincorporated Clearwater; located in Section 19, Township 28 South, Range 16; with the Development Agreement limiting the buildable area of the property, limiting the maximum Impervious Surface Ratio to 0.70, and requiring a conservation easement on the non-buildable areas of the property; and providing an effective date; upon application of DXD Capital, Applicant, through Amy McPherson of Stearns, Weaver, Miller, Weissler, Alhadeff & Sitterson, P.A. (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.