

# **PROPOSED AMENDMENTS TO THE PINELLAS COUNTY ZONING ATLAS, FUTURE LAND USE MAP, AND A DEVELOPMENT MASTER PLAN**

The Pinellas County Board of County Commissioners proposes to adopt the following Resolution amending the Pinellas County Zoning Atlas, Ordinance amending the Future Land Use Map, and Resolution modifying a Development Master Plan.

A public hearing on the Ordinance and Resolutions with virtual public participation and an on-site participation option, to be held on **Tuesday, July 22, 2025, at 6:00 P.M.** or thereafter in the Palm Room, 333 Chestnut Street, Clearwater, Florida 33756, with virtual participation utilizing Communications Media Technology (CMT) on the Zoom platform.

The public hearing will be streamed live at <https://youtube.com/@PinellasCountyMeetings>, and [www.pinellas.gov/TV](http://www.pinellas.gov/TV), and broadcast on the Pinellas County cable public access channels:

Spectrum Channel 637      Frontier Channel 44      WOW! Channel 18

Members of the public wishing to address the body may attend in person, attend virtually, or provide comments in advance.

To address the County Commission in person, members of the public are encouraged to preregister at [Pinellas.gov/comment](https://pinellas.gov/comment). Preregistration is encouraged but not required if individuals plan to attend the meeting at the Assembly Room. Those who have not preregistered may register when they arrive.

**Members of the public wishing to address the body virtually via Zoom or by phone are required to preregister by 5:00 P.M. the day before the meeting** by visiting [pinellas.gov/comment](https://pinellas.gov/comment). The registration form requires full name, address, and telephone number if joining by phone, along with the topic or agenda item to be addressed. Members of the public who cannot access the registration form via the internet may call (727) 464-3000 to request assistance preregistering. Only members of the public who have preregistered by 5:00 P.M. the day before the meeting will be recognized and unmuted to offer comments. If a member of the public does not log in with the same Zoom name or phone number provided in the registration form, they may not be recognized to speak.

Members of the public wishing to provide comments in advance may call the Agenda Comment Line at (727) 464-4400 or complete the online comment form at <https://pinellas.gov/bccagendacomment>

All comments on any agenda item received by 5:00 P.M. the day before the meeting will be included as part of the official record for this meeting and will be available to be considered by the County Commission prior to any action taken.

Written arguments, evidence, explanations, studies, reports, petitions, photos or other presentation materials and documentation that are to be presented or entered into the record for a public hearing item must be received not later than seven (7) calendar days prior to the public hearing.

Certain matters heard by the Board of County Commissioners are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the boards in deciding the matters before them. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the boards. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. **Please note county attorney's office represents and advises the boards and county staff but cannot give legal advice to the applicant or other interested parties.** Appeals of any quasi-judicial final decision must be filed within 30 calendar days of the decision. Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons who are deaf or hard of hearing may provide public input on any agenda item through use of the [State of Florida's relay service](#) at 7-1-1.

The agenda for this meeting and information about participation options can be found at [pinellas.gov/bcc](http://pinellas.gov/bcc).

Interested parties may appear at the hearing or use one of the other methods above to be heard regarding the proposed Ordinance and Resolutions.

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

**1. ZON-25-01 (Todd's Air Conditioning & Refrigeration, LLC – 16717 US Highway 19 N)**

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 – 2551 Tarpon Woods Blvd)**

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; upon application of Tarpon Development Properties, LLC, Applicant, through Todd Pressman of Pressman & Assoc., Inc., Representative. (Legislative)

**3. DMP-25-01 (Tarpon Development Properties, LLC – 2551 Tarpon Woods Blvd)**

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)

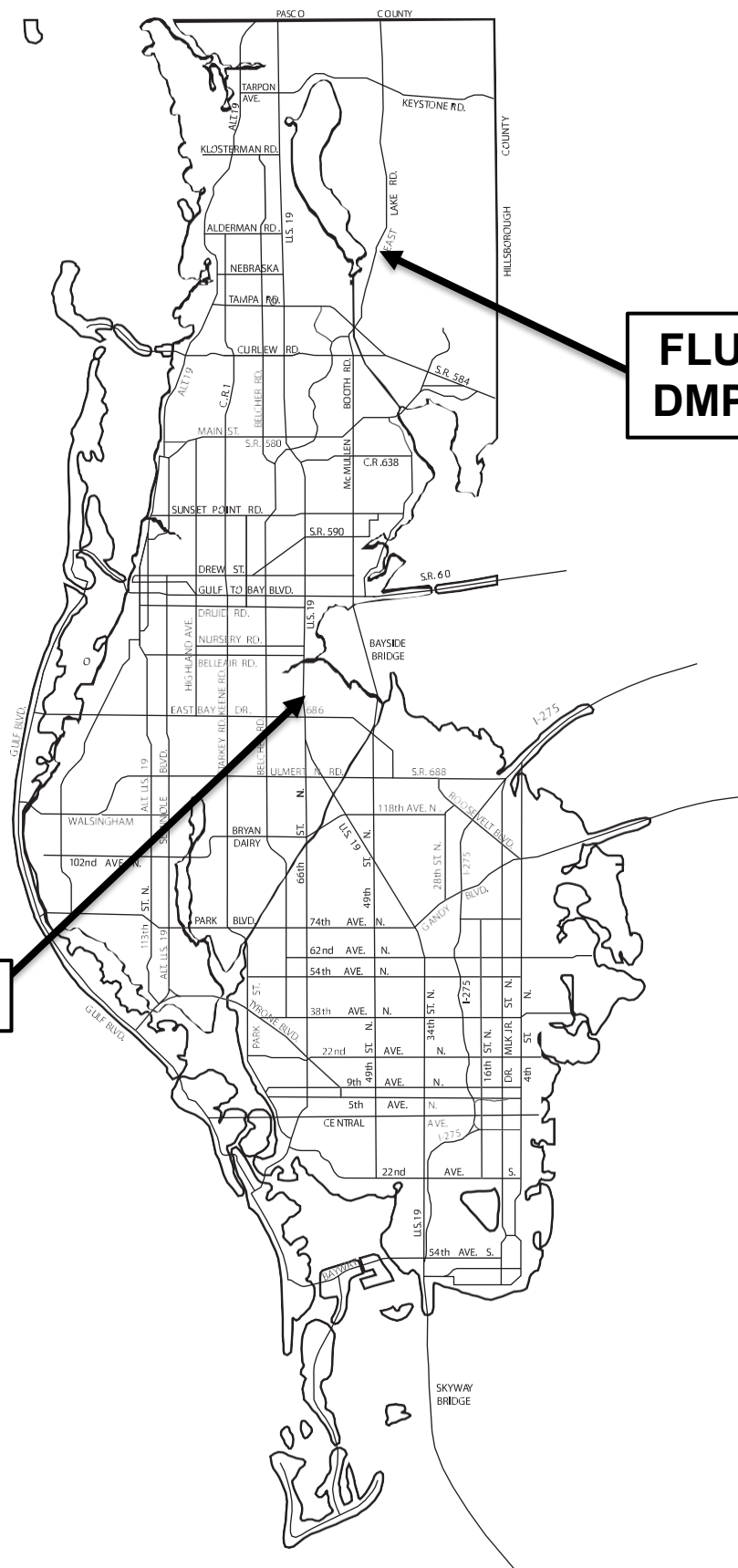
In review of the Ordinance and Resolutions above, there may be modifications that arise at the public hearing and/or with other responsible parties.

The proposed Ordinance and Resolutions can be viewed at the Pinellas County Building & Development Review Services Department, Zoning Section, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Send comments to this email address, [zoning@pinellas.gov](mailto:zoning@pinellas.gov) or call (727) 464-5047.

#### **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.

KEN BURKE, CLERK TO  
THE BOARD OF COUNTY COMMISSIONERS  
By: Derelynn Revie, Deputy Clerk



**ZON-25-01**

**FLU-25-03  
DMP-25-01**



**PINELLAS COUNTY  
BUILDING & DEVELOPMENT REVIEW SERVICES  
ZONING DIVISION**