

NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENTS TO THE PINELLAS COUNTY

FUTURE LAND USE MAP AND ZONING ATLAS

The Pinellas County Board of County Commissioners proposes to adopt the following Ordinances amending the Pinellas County Future Land Use Map and Resolutions amending the Zoning Atlas.

A public hearing on the Ordinances and Resolutions on **Tuesday, October 21, 2025, at 6:00 P.M.** or as soon thereafter as may be accommodated by the completion of the rest of the Board agenda, in the Palm Room, 333 Chestnut Street, Clearwater, Florida 33756. Members of the public wishing to address the body are encouraged to attend in person but may also attend virtually utilizing Communications Media Technology (CMT) on the Zoom platform or provide comments in advance.

The County makes its best efforts to ensure that public hearings will be streamed live at <https://youtube.com/pcctv1> and <https://pinellas.gov/pinellas-county-connection-television-pcc-tv>, and broadcast on the Pinellas County cable public access channels:

Spectrum Channel 637 Frontier Channel 44 WOW! Channel 18

To address the County Commission in person, members of the public are encouraged to preregister at <https://comment.pinellas.gov>. Preregistration is encouraged but not required if individuals plan to attend the meeting at the Palm Room. Those who have not preregistered may register in person 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 <https://comment.pinellas.gov>. 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. In person appearances for comment, or advance comments as noted below, are preferred. The County will use its best efforts to facilitate virtual comment, but citizens using technology to comment virtually are cautioned that this mechanism is being offered by the County as a courtesy and the County does not guarantee the proper functioning of technology involved.

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 <https://www.mypinellasclerk.gov/Home/Finance#127688-bcc-meetings>. Comments on any agenda item must be submitted by 5:00 P.M. the day before the meeting.

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 or for more information see <https://www.ftri.org/relay/faqs>.

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.

The agenda for this meeting and information about participation options can be found at <https://pinellas.legistar.com/Calendar.aspx>.

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

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

1. FLU-25-05 (Pinellas County – Keystone Rd and Woodfield Blvd)

An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 4.08 acres located in the southwest corner of Keystone Road and Woodfield Boulevard in East Lake; located in Section 10, Township 27 South, Range 16 East; from I, Institutional, to RR, Residential Rural; and providing an effective date; upon application of Pinellas County, Applicant. (Legislative)

2. ZON-25-03 (Pinellas County – Keystone Rd and Woodfield Blvd)

A Resolution changing the Zoning classification of approximately 4.08 acres located in the southwest corner of Keystone Road and Woodfield Boulevard in East Lake; located in Section 10, Township 27 South, Range 16 East; from LI-W, Limited Institutional - Wellhead Protection Overlay, to R-A-W, Residential Agriculture - Wellhead Protection Overlay; and providing an effective date; upon application of Pinellas County, Applicant. (Quasi-Judicial)

3. FLU-25-04 (Twin City MHC, LLC – 10636 Gandy Blvd N)

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; upon application of Twin City MHP, LLC, Applicant, through Todd Pressman of Pressman & Assoc., Inc., Representative. (Legislative)

4. ZON-25-02 (Twin City MHC, LLC – 10636 Gandy Blvd N)

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; upon application of Twin City MHP, LLC, Applicant, through Todd Pressman of Pressman & Assoc., Inc., Representative. (Quasi-Judicial)

5. FLU-25-07 (275 HYW Holdings, LLC – 2500 55th Ave N)

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; upon application of 275 HYW Holdings, LLC, Applicant, through Angel Luis Rivera of A&B Engineering Consultants PA, Representative. (Legislative)

6. ZON-25-05 (275 HYW Holdings, LLC – 2500 55th Ave N)

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; upon application of 275 HYW Holdings, LLC, Applicant, through Angel Luis Rivera of A&B Engineering Consultants PA, Representative. (Quasi-Judicial)

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

The proposed Ordinances 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 or call (727) 464-5047.

Persons are advised that if they decide to appeal any decision made at the meeting/hearing, they will need a record of the proceedings, and, for such purposes, 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.

SPECIAL ACCOMMODATIONS

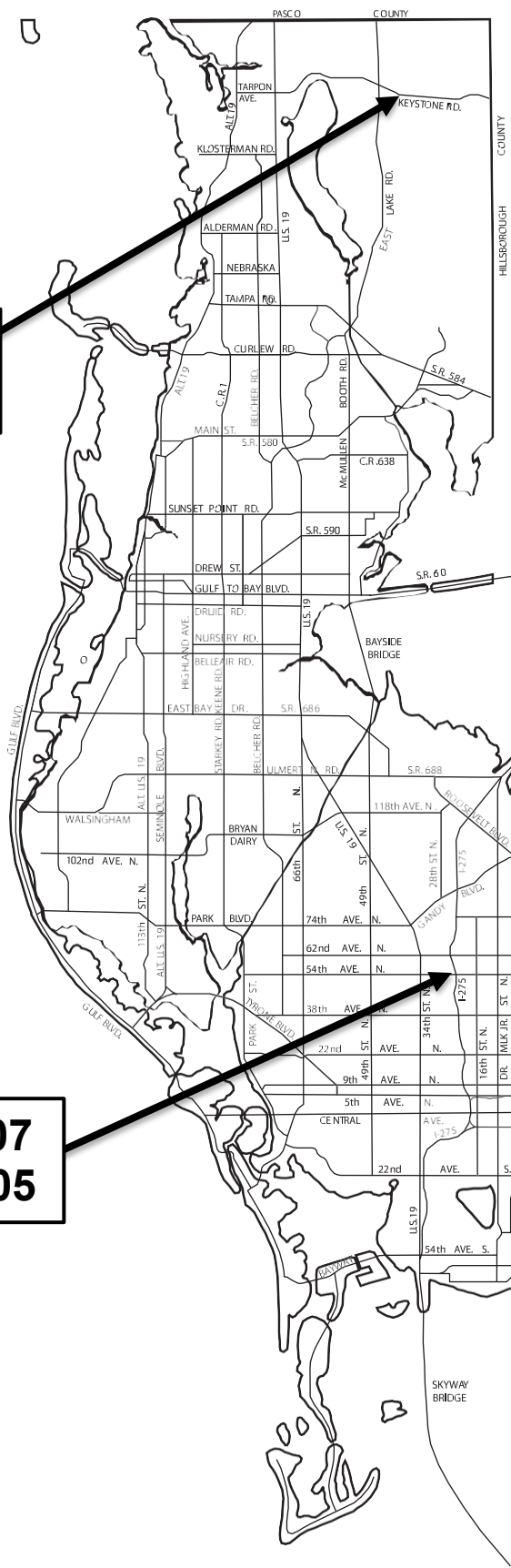
PERSONS WITH DISABILITIES WHO NEED REASONABLE ACCOMMODATIONS TO EFFECTIVELY PARTICIPATE IN THIS PROCEEDING ARE ASKED TO CONTACT PINELLAS COUNTY'S OFFICE OF HUMAN RIGHTS BY E-MAILING SUCH REQUESTS TO ACCOMODATIONS@PINELLAS.GOV AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE NEED FOR REASONABLE ACCOMMODATION. YOU MAY ALSO CALL (727) 464-4882 (VOICE) OR (727) 464-4062 (TDD). MORE INFORMATION ABOUT THE ADA, AND REASONABLE ACCOMMODATION, MAY BE FOUND AT <https://pinellas.gov/americans-with-disabilities-act-public-accommodations/>.

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

**FLU-25-05
ZON-25-03**

**FLU-25-04
ZON-25-02**

**FLU-25-07
ZON-25-05**



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