

Tampa Bay Times  
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STATE OF FLORIDA  
COUNTY OF Pinellas, Hillsborough, Pasco,  
Hernando Citrus

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Reber BCC was published in said newspaper by print in the issues of: 5/29/24 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

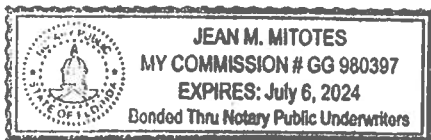
Signature Affiant

Sworn to and subscribed before me this .05/29/2024

Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



**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 Ordinance amending the Pinellas County Future Land Use Map and Resolutions amending the Zoning Atlas.

A public hearing on the Ordinance and Resolutions with virtual public participation and an on-site participation option, to be held on Tuesday, June 11, 2024, at 9:30 A.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/pccv1> and [www.pinellascounty.org](http://www.pinellascounty.org) 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](http://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](http://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 ORDINANCE AMENDING THE PINELLAS COUNTY FUTURE LAND USE MAP AND PROPOSED RESOLUTIONS AMENDING THE PINELLAS COUNTY ZONING ATLAS:**

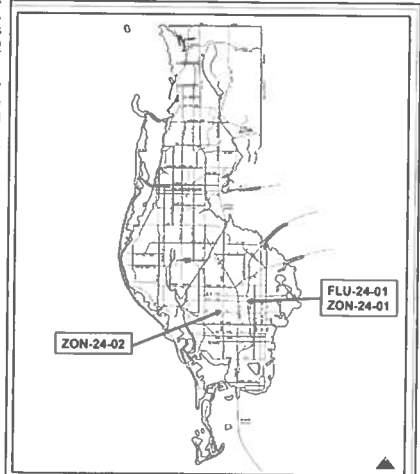
- 1. FLU-24-01**  
An Ordinance amending the Future Land Use Map of Pinellas County, Florida, by changing the Land Use designation of approximately 0.15 acres located at 2520 55th Avenue North in Lealman, located in Section 35, Township 30 South, Range 16 East; from RL, Residential Low to CG, Commercial General; and providing an effective date; upon application of Jose E. Pagan Guzman, through Angel Rivera, A & B Engineering Consultants, P.A., Representative.
- 2. ZON-24-01**  
A Resolution changing the Zoning classification of approximately 0.15 acres located at 2520 55th Avenue North in Lealman, located in Section 35, Township 30 South, Range 16 East; Page 786 of the Zoning Atlas; from R-4, One, Two, and Three-Family Residential to C-2, General Commercial and Services and allowing by variance a 6,420 square foot lot size where 10,000 square feet is the minimum lot size requirement and allowing by variance a reduction of the minimum lot width to 60 feet from the 80 foot width requirement in a C-2 zone, and providing an effective date; upon application of Jose E. Pagan Guzman, through Angel Rivera, A & B Engineering Consultants, P.A., Representative. (Quasi-Judicial)
- 3. ZON-24-02**  
A Resolution changing the Zoning classification of approximately 0.29 acres located at 4940 41st Avenue North in Lealman, located in Section 04, Township 31 South, Range 16 East; Page 796 of the Zoning Atlas; from LO, Limited Office to R-3, Single-Family Residential; and providing an effective date; upon application of Thuc Tri Cao, Applicant/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 amending the Future Land Use Map and Zoning Atlas can be viewed at the Pinellas County Building and Development Review Services Department, Zoning Section, located at 440 Court Street, Fourth Floor, Clearwater, Florida 33756. Send comments to this address, email [zoning@pinellas.gov](mailto: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 meeting are asked to contact Pinellas County's Office of Human Rights by emailing 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 Deretynn Revie, Deputy Clerk



PINELLAS COUNTY  
BUILDING & DEVELOPMENT REVIEW SERVICES  
ZONING DIVISION