

Local Planning Agency
Pinellas County
July 10, 2024 Meeting Minutes

The Pinellas County Local Planning Agency (LPA) met in regular session (pursuant to Section 134-12 of the Pinellas County Land Development Code, as amended) at 9:01 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman
Stanley A. Cataldo, Vice-Chairman
Rodney Collman
Duggan Cooley
John Cueva
Trish Johnson (non-voting School Board Representative)

Not Present

Audrey Henson
Lari Johnson

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Maria White, Assistant County Attorney
Shirley Westfall, Board Reporter, Deputy Clerk
Other interested individuals

CALL TO ORDER

Chairman Jahn called the meeting to order and reviewed the procedure for public hearings, indicating that today's cases will be heard by the Board of County Commissioners (BCC) on August 13, 2024; that any documents needing to be reviewed by the BCC should be submitted to the Planning Department 15 days prior to the BCC meeting; and that BCC meetings are now being held in the Palm Room located at 333 Chestnut Street, Clearwater.

QUASI-JUDICIAL STATEMENT

This item was not addressed.

MINUTES OF MAY 8, 2024 MEETING

Mr. Cueva made a motion to approve the minutes. The motion was seconded by Mr. Cooley and carried unanimously.

PUBLIC HEARING ITEMS

Legal notice having been published for the item on the agenda, as evidenced by affidavit of publication filed with the Clerk, a public hearing was held on the following item. All correspondence provided to the Clerk's Office has been filed and made a part of the record. All persons planning to give testimony were duly sworn by a Deputy Clerk.

PROPOSED RESOLUTION AMENDING THE ZONING ATLAS

Case No. ZON-24-03

APPLICATION OF ADAM SCHOENBAUM THROUGH RICKY HUFF, REPRESENTATIVE, FOR A ZONING ATLAS AMENDMENT FROM GENERAL INSTITUTIONAL – WELLHEAD PROTECTION OVERLAY – CONDITIONAL OVERLAY (GI-W-CO) TO RESIDENTIAL AGRICULTURE – WELLHEAD PROTECTION OVERLAY (R-A-W)

A public hearing was held for the above application regarding approximately 9.38 acres located at 3561 Keystone Road in East Lake Tarpon.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Schoderbock pointed out the location of the subject property, described surrounding land uses, and provided historical information pertaining to the property. He indicated that the subject property is currently vacant; that the current overlay limits the site to a private school and its accessory uses; and that the applicant is proposing to construct a four-lot single-family subdivision.

Mr. Schoderbock indicated that surrounding property owners within 400 feet of the subject property were notified of the hearing; and that no correspondence has been received. He related that staff recommends approval of the zoning amendment, finding it consistent with the Comprehensive Plan and compatible with the surrounding rural residential uses, the Wellfield Protection Overlay standards, and the Scenic/Non-Commercial Corridor standards.

Upon the Chairman's call for the applicant, Ricky Huff, Dunedin, appeared. Referring to a document, he indicated that a previous site plan for the property was approved with four residential lots, for which the site already contains the infrastructure; and that the request

would make the property consistent with the surrounding area and reduce allowable residential density.

No one appeared in response to the Chairman's call for proponents or opponents to the application; whereupon, responding to a query by Mr. Cooley, Mr. Schoderbock provided brief comments regarding the Wellfield Protection Overlay.

Upon the Chairman's call for a motion, Mr. Cueva made a motion to approve Case No. ZON-24-03 based on staff's recommendation. The motion was seconded by Mr. Cooley and carried unanimously.

ADJOURNMENT

Upon the Chair's request, Mr. Cueva made a motion to adjourn, which was seconded by Mr. Cataldo and carried unanimously; whereupon, the meeting was adjourned at 9:14 AM.