

**Local Planning Agency  
Pinellas County  
September 11, 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  
Duggan Cooley  
John Cueva  
James Everett (alternate)  
Lari Johnson  
Trish Johnson (non-voting School Board Representative)

**Not Present**

Rodney Collman  
Audrey Henson

**Others Present**

Michael Schoderbock, Division Manager, Zoning and Project Management  
Derrill McAteer, Senior Assistant County Attorney  
Abigail Petraroia, 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 October 29, 2024; and that any documents needing to be reviewed by the BCC should be submitted to the Planning Department 15 days prior to the BCC meeting.

**QUASI-JUDICIAL STATEMENT**

Attorney McAteer noted that the following hearings are quasi-judicial; and that only competent substantial fact-based testimony or evidence may be considered in the

decisions made by the Board; whereupon, he provided information regarding the types of evidence that are considered as such.

## **MINUTES OF JULY 10, 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 items on the agenda, as evidenced by affidavit of publication filed with the Clerk, public hearings were held on the following items. 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 ORDINANCE AMENDING THE FUTURE LAND USE MAP AND PROPOSED RESOLUTION AMENDING THE ZONING ATLAS**

Cases No. FLU-24-02 and ZON-24-04

APPLICATIONS OF HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC. THROUGH SEAN KING, REPRESENTATIVE, FOR THE FOLLOWING:

- (FLU-24-02) FUTURE LAND USE MAP (FLUM) AMENDMENT FROM COMMERCIAL NEIGHBORHOOD (CN) TO RESIDENTIAL LOW (RL)

and

- (ZON-24-04) ZONING ATLAS AMENDMENT FROM NEIGHBORHOOD COMMERCIAL (C-1) TO SINGLE-FAMILY RESIDENTIAL (R-3)

A public hearing was held for the above amendments regarding approximately 0.26 acre located at 1310 Gooden Crossing in unincorporated Largo.

Referring to a PowerPoint presentation containing photographs and maps, Planning Section Manager Scott Swearngen presented information regarding the location of the subject property and surrounding land uses and zoning designations. Mr. Swearngen indicated that while the subject property is currently vacant, the applicant is proposing to build two single-family homes; whereupon, he discussed the current and proposed land use and zoning designations, noting that property owners within 250 feet of the subject property were notified of today's hearing; and that no correspondence has been received.

Mr. Swearngen related that staff recommends approval of the proposed amendments, finding them consistent with the Comprehensive Plan; and that the proposed zoning amendment would allow the site to be redeveloped in a manner that is more appropriate for the surrounding neighborhood; whereupon, he noted that hearings for both cases are scheduled for the October 29 BCC meeting.

Attorney McAteer indicated that Mr. Cooley contacted staff regarding a conflict of interest; whereupon, he requested that Mr. Cooley state his conflict of interest and intentions for the record. Mr. Cooley related that he is the CEO of Pinellas Community Foundation, which manages charitable funds for Habitat for Humanity and receives fees for the services it provides; and that due to this fiduciary relationship, he believes it would be appropriate to recuse himself from discussion and voting.

Responding to a query by Chairman Jahn, Mr. Swearngen indicated that the subject property is comprised of two existing parcels; and that the applicant would be permitted to build one dwelling unit on each parcel.

Upon the Chairman's call for the applicant, Charles Armstrong, Tarpon Springs, appeared and provided brief comments regarding the purpose of the proposed land use and zoning amendments.

No one appeared upon the Chairman's call for proponents or opponents; whereupon, Mr. Cueva made a motion to approve Case No. FLU-24-02 based on staff's recommendation. The motion was seconded by Ms. Johnson and carried 5 to 0, with Mr. Cooley abstaining.

Thereupon, Mr. Cueva made a motion to approve Case No. ZON-24-04 based on staff's recommendation. The motion was seconded by Ms. Johnson and carried 5 to 0, with Mr. Cooley abstaining.

## **PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE**

Case No. LDR-24-04

### **A PROPOSED ORDINANCE TO AMEND THE PINELLAS COUNTY LAND DEVELOPMENT CODE**

A public hearing was held regarding a proposed ordinance to amend the Pinellas County Land Development Code, Chapter 138, Article IX, Division 3, Section 138-3232 of the Pinellas County Code of Ordinances.

Referring to a PowerPoint presentation, Building and Development Review Services Director Kevin McAndrew provided background information regarding the growth of short-term rentals in Pinellas County and current regulations governing them, noting that there has been a 400% increase in complaints regarding short-term rentals in the past 18 months. He indicated that the intent of the proposed update to the ordinance which regulates short-term rentals is to preserve the highest quality of life within residential neighborhoods, introduce greater accountability to short-term rental owners and operators, and promote awareness and compliance with Florida Building Code and Florida Fire Prevention Code.

Mr. McAndrew provided an overview of the components within the proposed update to the ordinance, including clarifications to the geographical jurisdiction of the ordinance and key terminology, the establishment of a Certificate of Use Program, modifications to advertising requirements, and an update to allow for broader utilization of Code Enforcement. He discussed next steps, which include a robust communication campaign, hiring of additional staff, the integration of new technology, and an activation date of January 1, 2025, for the Certificate of Use Program.

Mr. McAndrew noted feedback received from the BCC at a previous work session and indicated that staff has worked closely with counsel to ensure that the proposed ordinance update aligns, and is compliant, with Florida State Statutes pertaining to short-term rentals; that it is consistent with the Comprehensive Plan; and that the Development Review Committee recommends approval; whereupon, he related that the first public hearings will occur on October 29; and that a second hearing is scheduled for November, which will allow for a full activation of the ordinance in January.

In response to queries by the members, Mr. McAndrew, with input from Attorney McAteer, discussed the frequency of building inspections, the costs associated with new technology and additional staffing, the ordinance's geographical jurisdiction, and other topics.

No one appeared in response to the Chairman's call for proponents or opponents; whereupon, Mr. Cueva made a motion to approve Case No. LDR-24-04, based on staff's recommendation. The motion was seconded by Mr. Cooley and carried unanimously.

## **ADJOURNMENT**

Mr. Cueva made a motion to adjourn, which was seconded by Ms. Johnson and carried unanimously; whereupon, the meeting was adjourned at 9:45 AM.