

**Local Planning Agency
Pinellas County
November 13, 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 9:10 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
Lari Johnson
Trish Johnson (non-voting School Board Representative)

Not Present

Audrey Henson

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Derrill McAteer, Senior Assistant County Attorney
Ashley Pabilonia, Board Reporter
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 December 17, 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

Attorney McAteer confirmed that there is no need for a quasi-judicial statement, as there are no quasi-judicial items on the agenda.

MINUTES OF THE SEPTEMBER 11, 2024 MEETING

Mr. Cueva made a motion to approve the minutes, which 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 PINELLAS COUNTY LAND DEVELOPMENT CODE

Case No. LDR-24-05

A PROPOSED ORDINANCE TO AMEND THE PINELLAS COUNTY LAND DEVELOPMENT CODE

A public hearing was held regarding a proposed ordinance amending Chapter 138, Zoning, of the Pinellas County Code of Ordinances; amending the development application and review process; amending language pertaining to zoning clearances; amending allowed building heights in specific zoning categories; amending provisions governing outdoor storage; amending parking standards; providing for severability; amending the process for administrative approvals and waivers; amending provisions related to communication towers; amending the Palm Harbor Form Based Code drainage map descriptions; amending and providing for definitions; amending Code provisions for the purpose of general clarification; providing for inclusion in the Land Development Code; providing for scrivener's errors; and providing for an effective date.

Referring to a PowerPoint presentation, Mr. Schoderbock provided background information and discussed the proposed changes to Chapter 138 of the Pinellas County Land Development Code, noting that their purpose is to clean up and provide consistency to language within the Code; whereupon, he indicated that staff is requesting an additional clarification pertaining to site plan requirements that is not included in the agenda packet; and that the proposed changes were reviewed by internal and external stakeholders, as well as Forward Pinellas.

No one appeared in response to the Chairman's call for public comment.

Upon the Chairman's request for a motion, Mr. Cueva made a motion to approve Case No. LDR-24-05. Following clarifying comments by Attorney McAteer and Chairman Jahn, Mr. Cueva confirmed that the intent of his motion is to approve the changes as amended in staff's presentation; whereupon, the motion was seconded by Ms. Johnson and carried unanimously.

OTHER BUSINESS

Deviating from the agenda, Mr. Schoderbock indicated that Planning Analyst Bridgette Reber will no longer be working with the LPA; whereupon, Chairman Jahn expressed appreciation for Ms. Reber's work.

Ms. Johnson and Messrs. Cueva and Cooley each provided brief remarks regarding their experience with the LPA and expressed appreciation to staff and their fellow members for their work.

ADJOURNMENT

Upon the Chairman's request for a motion to adjourn, Ms. Johnson made a motion, which was seconded by Mr. Cueva and carried unanimously; whereupon, the meeting was adjourned at 9:26 AM.