

Local Planning Agency
Pinellas County
May 14, 2025 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 8:59 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman
Hoyt Hamilton
John Hendricks
Lari Johnson
Trish Johnson (non-voting School Board Representative)

Not Present

Rodney Collman, Vice-Chairman
Carlos Brito
Stanley Cataldo

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Maria White, Assistant County Attorney
Tammy Burgess, 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 case will be heard by the Board of County Commissioners (BCC) on June 17, 2025; and that any documents needing to be reviewed by the BCC should be submitted to the Zoning Section 15 days prior to the BCC meeting.

MINUTES OF THE APRIL 9, 2025 MEETING

In response to Chairman Jahn's call for a motion, Mr. Hamilton made a motion to approve the minutes as submitted. The motion was seconded by Ms. Johnson 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 ORDINANCE AMENDING THE FUTURE LAND USE MAP

Case No. FLU-25-02

APPLICATION OF ST. PHILOPATEER MERCURIUS COPTIC ORTHODOX CHURCH THROUGH BRIAN J AUNGST, JR., REPRESENTATIVE, FOR A FUTURE LAND USE MAP (FLUM) AMENDMENT FROM RESIDENTIAL SUBURBAN (RS) TO INSTITUTIONAL (I)

A public hearing was held for the above application regarding approximately 4 acres located at 2261 Tampa Road in Palm Harbor.

Referring to a PowerPoint presentation containing photographs and maps, Planning Section Manager Scott Swearngen pointed out the location of the subject property and described surrounding land uses and zoning designations. He indicated that Tampa Road is a Scenic Non-Commercial Corridor with a residential subclassification, which poses additional restrictions on allowable land uses; that the existing use is a religious institution; and that while the proposed use is the same, the applicant intends to make improvements to the property.

Mr. Swearngen also provided information regarding the current and proposed land use, zoning, local roadways, and surrounding properties, indicating that the land use change is consistent with the policies established for Scenic Non-Commercial Corridors pertaining to this segment of Tampa Road; that traffic impacts on Tampa Road appear to be insignificant; and that if this case is approved, it would require a Countywide Plan Map amendment.

Mr. Swearngen indicated that the Development Review Committee and staff recommend approval of the proposed land use change; and that the item is scheduled to be heard by the BCC at its June 17 meeting.

Upon the Chairman's call for the applicant, Brian Aungst, Jr., Clearwater, appeared. Referring to a map, Mr. Aungst provided additional background information regarding the request and indicated that a zoning change was approved in 2019 which designated the property as Limited Institutional; and that proposed improvements to the subject property

would result in a floor area ratio (FAR) that is 4% greater than the FAR allowed for non-residential uses in the RS land use designation, which is the purpose of the requested land use change; whereupon, he pointed out various other properties with institutional uses in the area surrounding the subject property.

In response to a query by Ms. Johnson, Mr. Aungst related that he has not received any concerns or objections from surrounding property owners.

No one appeared in response to the Chairman's call for proponents or opponents to the application. Thereupon, Mr. Hamilton made a motion to approve Case No. FLU-25-02. The motion was seconded by Ms. Johnson and carried unanimously.

ADJOURNMENT

Mr. Schoderbock indicated that there will be an LPA meeting next month.

Upon the Chairman's call for a motion to adjourn, Mr. Hamilton made a motion, which was seconded by Ms. Johnson and carried unanimously; whereupon, the meeting was adjourned at 9:21 AM.