

Local Planning Agency  
Pinellas County  
June 11, 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 9:00 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman  
Rodney Collman, Vice-Chairman  
Carlos Brito  
Stanley Cataldo  
Hoyt Hamilton  
John Hendricks  
Lari Johnson  
Trish Johnson (non-voting School Board Representative)

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management  
Derrill McAteer, Senior Assistant County Attorney  
Ashley Pabilonia, 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 July 22, 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.

**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 FOR THE MAY 14, 2025 MEETING**

Mr. Hamilton made a motion for approval of the minutes, as submitted. The motion was seconded by Ms. Johnson 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 for 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 RESOLUTION AMENDING THE ZONING ATLAS, PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE MAP, AND PROPOSED RESOLUTION MODIFYING A DEVELOPMENT MASTER PLAN**

Case No. ZON-25-01

APPLICATION OF TODD'S AIR CONDITIONING AND REFRIGERATION, LLC, FOR A ZONING ATLAS AMENDMENT FROM GENERAL COMMERCIAL AND SERVICES (C-2) TO EMPLOYMENT 2 (E-2)

A public hearing was held for the above application regarding approximately 0.98 acre located at 16717 US Highway 19 North in unincorporated Largo.

Referring to a PowerPoint presentation containing photographs and maps, Principal Planner Ryan Brinson pointed out the location of the subject property and described surrounding land uses and zoning designations, noting that the applicant proposes to utilize the property for a warehouse.

Mr. Brinson also provided information regarding the current and proposed zoning classifications and indicated that the proposed amendment is compatible with neighboring uses and frontage along US Highway 19; that it enables the property owner to expand his business and allows the site to be redeveloped in a more cohesive and appropriate manner; and that the proposed amendment is consistent with the Comprehensive Plan and the future land use designation of Commercial General; whereupon, he noted that staff recommends approval.

In response to queries by Mr. Hamilton and Chairman Jahn, Mr. Schoderbock indicated that the site does not require annexation to the City of Largo; whereupon, Mr. Brinson noted that the County would likely work in coordination with the City of Largo related to the site plan and permitting.

Upon the Chairman's call for the applicant, Todd Whitmire and Alexandra Terwilliger, Clearwater, appeared; whereupon, Mr. Whitmire provided background information regarding his company and his intended use for the subject property. Referring to photographs of the property, Mr. Whitmire and Ms. Terwilliger further discussed various company details, including its growth and services offered.

In response to comments and queries by Ms. Johnson and Mr. Collman, Mr. Whitmire provided additional information regarding the intended use of the property and storage of company vehicles.

No one appeared upon the Chairman's call for proponents or opponents. Thereupon, in response to Chairman Jahn's call for a motion related to Case No. ZON-25-01, Mr. Brito made a motion to approve. The motion was seconded by Mr. Collman and carried unanimously.

Case Nos. FLU-25-03 and DMP-25-01

APPLICATIONS OF TARPON DEVELOPMENT PROPERTIES, LLC, THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR THE FOLLOWING:

- (FLU-25-03) FUTURE LAND USE MAP (FLUM) AMENDMENT FROM RESIDENTIAL/OFFICE GENERAL (R/OG) TO COMMERCIAL NEIGHBORHOOD (CN)

and

- (DMP-25-01) DEVELOPMENT MASTER PLAN MODIFICATION TO CHANGE THE ALLOWABLE USE FROM BANK TO COMMERCIAL

A public hearing was held for the above applications regarding approximately 1.16 acres located at 2551 Tarpon Woods Boulevard in Palm Harbor.

In response to a query by Chairman Jahn, Mr. Schoderbock confirmed that while the aforementioned cases will be presented together, the Board will vote on each case separately; whereupon, Attorney McAteer clarified that the FLUM amendment is under the fairly debatable standard and is not quasi-judicial; and that, if the amendment is approved, the second case would be quasi-judicial with a competent, substantial evidence standard.

Referring to a PowerPoint presentation containing photographs and maps, Planning Section Manager Scott Swearingen pointed out the location of the subject property and described the current and proposed land uses; whereupon, he indicated that the only Development Master Plan modification being requested is the allowable use, which

expands the range of uses from Bank to Commercial; that any Commercial uses would need to fall within those that are permitted under the Commercial Neighborhood land use designation; and that there is no proposed change to the zoning.

Mr. Swearngen related that the applicant intends to redevelop the property from a bank to a car wash; whereupon, he provided information regarding various topics, including the following:

- Surrounding land uses and zoning designations
- Allowable uses and density within the current and proposed land uses
- Inclusion within the East Lake Tarpon Community Overlay District
- Potential traffic impacts and flood risk
- Parcel's location within a Wellhead Protection Overlay
- Inclusion within the Tarpon Woods Master Plan

Thereupon, Mr. Swearngen indicated that staff considers the parcel's location to be appropriate for commercial uses; that the request is consistent with the Comprehensive Plan, including the East Lake Tarpon Community Overlay District; and that while staff finds the request to be consistent with Countywide Plan Rules, a review by Forward Pinellas and the Countywide Planning Authority will be required; whereupon, he noted that staff recommends approval.

In response to a query by Ms. Johnson, Messrs. Swearngen and Schoderbock provided brief comments regarding the specificity of uses within Residential Planned Development zoning districts.

Upon the Chairman's call for the applicant, Todd Pressman, St. Petersburg, appeared and indicated that the applicant's request is identical to the existing and predominant abutting future land use category at this particular intersection; that the request is the same business type that has operated on the abutting property for many years; and that the requested commercial business activity has operated throughout this particular intersection for a number of decades. Referring to a PowerPoint presentation containing photographs and maps, Mr. Pressman also pointed out the location of the subject property and provided additional details related to various topics, including surrounding land uses, nearby roadways, and expected traffic volume.

Mr. Pressman indicated that the applicant is proposing to construct a car wash on the subject property; that the applicant would also like to add a condition for additional rear buffer screening, which would include a ten-foot landscape buffer, with a six-foot wall along the rear of the subject property; and that, per Code requirements, there would be a tree every 20 feet and a three-foot, six-inch shrub line; whereupon, in response to a query

by Chairman Jahn, he confirmed that the condition pertains to the Development Master Plan amendment.

Mr. Pressman displayed four letters of support received from East Lake residents and noted that two of them mentioned the absence of a full-service car wash in the area; whereupon, in response to queries by Chairman Jahn, he indicated that while a car wash abuts the subject property to the north, residents may hesitate to use it due to its older machinery; and that the abutting car wash also lacks water recycling systems and noise reduction mechanisms commonly found in newer facilities.

Following introduction by Mr. Pressman, Elizabeth Rodriguez, Tampa, appeared and indicated that she is a transportation planner; whereupon, she provided information related to potential traffic impacts and peak hour data, relating that the proposed car wash would only increase traffic on East Lake Road by ten round trips, which is 0.19% of existing traffic.

In response to a query by Chairman Jahn, Attorney McAteer indicated that during competent, substantial evidence hearings, the members typically choose whether to accept an individual as an expert witness if they are introduced as such; that while the members may choose to do so during a legislative hearing, it is not required; and that since this could also possibly be considered for Case No. DMP-25-01, it would likely be best for the Board to choose whether to accept her as an expert witness; whereupon, at the Chairman's request, Ms. Rodriguez summarized her credentials. Upon Chairman Jahn's request for a motion, Ms. Johnson made a motion to accept Ms. Rodriguez as an expert in her field, which was seconded by Mr. Collman and carried unanimously.

In response to queries by Mr. Hamilton and Chairman Jahn, Mr. Schoderbock, with input from Attorney McAteer, provided clarifying information regarding traffic direction and the applicant's proposed condition related to landscape buffering, indicating that traffic would be directed toward Tarpon Woods Boulevard and Tanglewood Trail, not East Lake Road; and that, if approved, the applicant's proposed condition would become a requirement for any development on the site.

Upon the Chairman's call, Sheila Jackson, Palm Harbor, appeared and expressed her concerns; whereupon, Mr. Schoderbock addressed comments made by Ms. Jackson related to potential traffic caused by the proposed car wash and indicated that staff will examine on-site queuing and traffic impacts during the site plan review process.

Responding to comments and queries by Chairman Jahn, Messrs. Schoderbock and Swaengen provided additional details related to potential traffic impacts and unbuilt units vested in the Tarpon Woods Master Plan.

No one appeared upon the Chairman's call for proponents; whereupon, following the Chairman's call for opponents, Faisal Dasouqi and Jaroslaw Chomanczuk, Palm Harbor, appeared and expressed their concerns.

In rebuttal, Mr. Pressman and Ms. Rodriguez addressed concerns expressed by the opponents and briefly discussed land uses surrounding the subject property, potential traffic impacts, and other topics; whereupon, in response to queries by Ms. Johnson and Chairman Jahn, Mr. Pressman, with input from Mr. Schoderbock, provided information related to various topics, including on-site water maintenance, noise, and stacking lanes.

Upon the Chairman's call for a motion regarding Case No. FLU-25-03, Mr. Brito made a motion to approve. The motion was seconded by Mr. Hamilton and carried unanimously.

Upon the Chairman's call for a motion regarding Case No. DMP-25-01, Mr. Brito made a motion to approve. Responding to a query by the Chairman, Mr. Brito confirmed that his motion includes the condition offered by the applicant; whereupon, the motion was seconded by Ms. Johnson.

At Attorney McAteer's request, Mr. Schoderbock stated, for the record, that the condition is for buffer and screening to the rear, which includes a ten-foot landscape buffer, a six-foot wall, Code-required trees 20 feet on center, and a three-foot, six-inch shrub line.

Chairman Jahn queried Mr. Brito related to whether he intends to include the aforementioned condition in his motion to recommend approval for Case No. DMP-25-01; whereupon, Mr. Brito made a motion to approve with the condition read aloud by Mr. Schoderbock. The motion was seconded by Ms. Johnson and carried unanimously.

## **ADJOURNMENT**

Mr. Schoderbock indicated that staff expects no LPA hearing to be held in July.

Upon the Chairman's call for a motion to adjourn, Ms. Johnson made a motion, which was seconded by Mr. Hamilton and carried unanimously; whereupon, the meeting was adjourned at 10:43 AM.