

**Local Planning Agency
Pinellas County
September 10, 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
Stanley Cataldo
Hoyt Hamilton
John Hendricks
Lari Johnson
Trish Johnson (non-voting School Board Representative)

Not Present

Carlos Brito

Others Present

Glenn Bailey, Planning Division Manager
Michael Schoderbock, Zoning and Project Management Division Manager
Scott Swearingen, Planning Section Manager
Joe Morrissey, Senior Assistant County Attorney
Jessica Oakes, 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 21, 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 Morrissey 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 AUGUST 13, 2025 MEETING

Mr. Hamilton made a motion for approval of the minutes, as submitted. The motion was seconded by Mr. Hendricks 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 ORDINANCES AMENDING THE FUTURE LAND USE MAP AND PROPOSED RESOLUTIONS AMENDING THE ZONING ATLAS

Case No. FLU-25-04

APPLICATION OF TWIN CITY MHC, LLC, THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR A FUTURE LAND USE MAP (FLUM) AMENDMENT FROM RESIDENTIAL URBAN (RU) AND COMMERCIAL GENERAL (CG) TO RESIDENTIAL MEDIUM (RM)

A public hearing was held for the above application regarding approximately 8.94 acres located at 10636 Gandy Boulevard North in unincorporated St. Petersburg.

In response to a query by Chairman Jahn, Mr. Schoderbock confirmed that this item will be heard separately from Case No. ZON-25-02.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Bailey pointed out the location of the subject property and described the current and proposed land uses, noting that the intended future use is Multi-Family Residential; whereupon, he provided background information regarding the subject property's existing use as a mobile home park and indicated that it flooded heavily during recent storm events, including Hurricanes Idalia and Helene; that all homes on the property were deemed

substantially damaged; and that while the homes must be elevated to prevent damage during future storm events, doing so would be infeasible due to the age of the structures and the cost to elevate.

Mr. Bailey noted that the mobile home park, which contains 103 residential units, was established in the 1950s and predates land use map and zoning code; that it is considered grandfathered or non-conforming due to current standards allowing for a maximum of 64 units; and that any new construction would need to meet today's development regulations; whereupon, he provided additional information regarding the request, relating that the land use amendment to Residential Medium would increase the maximum possible number of residential units from 64 to 134.

Thereupon, Mr. Bailey described the surrounding land use categories and provided additional details related to the land use amendment, including potential traffic impacts. He noted that the request would require a zoning change since the current zoning classification, Residential Mobile/Manufactured Home, does not allow multi-family use; and that the separate zoning case is not dependent on the outcome of this case.

Mr. Bailey also discussed flood risk, indicating that the subject property is highly vulnerable to flooding and storm surge; that it is within the 25-year Coastal Floodplain, as well as the Coastal High Hazard Area (CHHA), Coastal Storm Area (CSA), and Hurricane Evacuation Zone A; and that the Comprehensive Plan restricts redevelopment within the CSA; whereupon, he provided details related to additional similar Comprehensive Plan directives and stormwater considerations.

Thereupon, Mr. Bailey discussed alternative methods for increasing density on the subject property, including the Graywater Reuse System Density Bonus. He also noted that Florida Statutes and the County Code require that adequate mobile home parks or other suitable facilities must exist for the relocation of mobile home residents; and that the mobile home park owners have been working closely with the County to relocate residents; whereupon, Mr. Bailey summarized that the proposed land use amendment is prohibited by the Comprehensive Plan; and that staff recommends denial.

Upon the Chairman's call for the applicant, Todd Pressman, St. Petersburg, appeared and, citing the Comprehensive Plan, indicated that the proposed amendment is supported by a large number of policies. Referring to a PowerPoint presentation, Mr. Pressman pointed out the location of the subject property and described surrounding land uses; whereupon, he provided information regarding the request, including details related to stormwater, the proposed changes to land use and zoning, the current state of the subject property, the Graywater Reuse System, policies outlined in the Comprehensive Plan, and Countywide Plan balancing criteria for development in the CHHA.

Responding to queries by Mr. Hendricks and Ms. Johnson, Mr. Pressman indicated that the land use amendment would allow for the proposed construction of a single structure containing multi-family rental units; and that the structure would be raised to meet stormwater requirements; whereupon, no one appeared following the Chairman's call for proponents or opponents.

Upon the Chairman's call for final remarks, Mr. Pressman requested that the Board consider the wide range of Comprehensive Plan policies, as well as the balancing criteria, and noted that it is the intent of the County to allow a density increase when balancing those elements.

Thereupon, Mr. Bailey provided additional information regarding the balancing criteria referenced by Mr. Pressman, relating that all jurisdictions in the county must abide by the standards set forth in the Countywide Plan, but that the County can choose to be more restrictive; and that while the City of St. Petersburg may utilize balancing criteria, unincorporated Pinellas County does not; whereupon, Messrs. Hendricks and Hamilton expressed their support for the land use amendment, citing the subject property's location as an ideal place for an apartment complex due to its proximity to major roadways connecting Pinellas and Hillsborough Counties.

Responding to queries by Ms. Johnson, Mr. Bailey, with input from Mr. Schoderbock, provided clarifying information regarding recent development near the subject property and unincorporated County standards, indicating that staff supports redevelopment of the subject property at a density of 64 units, which is consistent with what is allowable under the Comprehensive Plan; whereupon, Ms. Johnson indicated that, having seen what happened during recent storms and instances of heavy rain, this may be an opportunity for the Board to rely upon the standard that exists in the Comprehensive Plan and potentially utilize the subject property as wetlands.

In response to queries by Chairman Jahn, Messrs. Schoderbock and Bailey and Attorney Morrissey provided information regarding the Graywater Reuse System and the balancing criteria in the Countywide Plan.

Attorney Morrissey indicated that the County Plan states that Pinellas County shall not approve any request to amend the future land use maps to designate parcels of land within the CSA, with a FLUM category that permits more than 5.0 dwelling units per gross acre; and that the proposed FLUM amendment opens the County to a potential lawsuit under Chapter 163 of Florida Statutes, since it would be directly violating the Comprehensive Plan; whereupon, Mr. Bailey related that Countywide Plan Policy 4.2.7.4 states that nothing in the countywide rules shall be construed or applied to preclude a

local government, with jurisdiction, from having requirements that are more restrictive than the terms set herein.

Upon the Chairman's call for final remarks, Mr. Pressman provided brief additional comments regarding the Comprehensive Plan and reiterated that he already presented a number of Comprehensive Plan policies that speak directly to the redevelopment, support, and sustainability of mobile home parks and bringing properties up to a safe, strong standard; whereupon, responding to a query by Ms. Johnson, Mr. Pressman clarified that while some of the policies he mentioned do specifically refer to mobile home parks, other policies refer to strengthening and improving properties.

In response to a comment by Mr. Hendricks, Mr. Schoderbock explained that the Florida Statute that grants a density bonus for use of the Graywater Reuse System specifies that graywater is not permitted for irrigation and can only be utilized for flushing toilets and urinals within the building; whereupon, Chairman Jahn provided brief comments regarding the constraints that the Comprehensive Plan places on the Board's decision-making ability relative to this future land use amendment.

Upon the Chairman's call for a motion, Mr. Hendricks made a motion to pass Case No. FLU-25-04 as written. The motion was seconded by Mr. Hamilton. Upon the Chairman's call for the vote, the motion failed by a vote of 2 to 4, with Messrs. Cataldo and Collman, Chairman Jahn, and Ms. Johnson dissenting.

Upon the Chairman's call for other motions related to Case No. FLU-25-04, Mr. Collman made a motion to recommend denial, finding the applicant inconsistent with the Pinellas Comprehensive Plan. The motion was seconded by Ms. Johnson. Upon the Chairman's call for the vote, the motion carried by a vote of 4 to 2, with Messrs. Hendricks and Hamilton dissenting.

Case No. ZON-25-02

APPLICATION OF TWIN CITY MHC, LLC, THROUGH TODD PRESSMAN, REPRESENTATIVE, FOR A ZONING ATLAS AMENDMENT FROM RESIDENTIAL MOBILE/MANUFACTURED HOME (RMH) TO MULTI-FAMILY RESIDENTIAL (RM)

A public hearing was held for the above application regarding approximately 8.94 acres located at 10636 Gandy Boulevard North in unincorporated St. Petersburg.

Mr. Schoderbock pointed out that the proposed zoning atlas amendment is for the subject property discussed in Case No. FLU-25-04; whereupon, referring to a PowerPoint presentation containing photographs and maps, Mr. Schoderbock presented information regarding the location of the subject property and surrounding land uses and zoning

designations. He also provided brief comments regarding the subject property's existing use as a mobile home park and its intended future use as Multi-Family Residential, relating that Multi-Family Residential is not allowed in the property's existing zoning classification of RMH; and that the proposed RM classification would permit such uses.

Thereupon, following brief comments related to flood risk and the relocation of residents, Mr. Schoderbock indicated that the proposed zoning atlas amendment is compatible with the surrounding development; and that it is consistent with the Comprehensive Plan under the existing FLUM designation of Residential Urban; whereupon, he noted that staff recommends approval.

Responding to a query by Ms. Johnson, Mr. Schoderbock clarified that the proposed zoning atlas amendment would allow for redevelopment on the subject property without an increase in density beyond the 64 units that are currently allowed.

Upon the Chairman's call for the applicant, Todd Pressman, St. Petersburg, appeared and indicated that the proposed zoning atlas amendment would allow for a change to the subject property's style of housing and would not affect density.

No one appeared following the Chairman's call for proponents or opponents. Upon the Chairman's call for a motion, Mr. Hamilton made a motion to approve Case No. ZON-25-02. The motion was seconded by Mr. Hendricks and carried by a vote of 5 to 1, with Mr. Cataldo dissenting.

Case Nos. FLU-25-07 and ZON-25-05

APPLICATION OF 275 HYW HOLDINGS, LLC, THROUGH ANGEL LUIS RIVERA, REPRESENTATIVE, FOR THE FOLLOWING:

- (FLU-25-07) FUTURE LAND USE MAP (FLUM) AMENDMENT FROM MIXED USE CORRIDOR-PRIMARY-COMMERCE (MUC-P-C) TO COMMERCIAL GENERAL (CG)

and

- (ZON-25-05) ZONING ATLAS AMENDMENT FROM LEALMAN FORM BASED CODE (L-FBC) TO GENERAL COMMERCIAL AND SERVICES (C-2)

A public hearing was held for the above applications regarding approximately 0.60 acre located at 2500 55th Avenue North in Lealman.

Chairman Jahn indicated that Case Nos. FLU-25-07 and ZON-25-05 will be presented simultaneously; whereupon, referring to a PowerPoint presentation containing

photographs and maps, Mr. Swearengen related that the applicant also owns property that is directly adjacent to the west of the subject property; that the applicant has expressed a desire to redevelop the subject and adjacent properties to operate as a vehicle towing business; and that the subject property is currently being utilized to store towed vehicles.

Mr. Swearengen presented information regarding the location of the subject property and surrounding land uses and zoning designations. He also pointed out the location of the subject property and described the current and proposed land uses and zoning designations; whereupon, Mr. Swearengen summarized that the proposed changes would accommodate the expansion of current business operations into a single, cohesive development; that staff finds the FLUM and zoning atlas amendments to be consistent with the Comprehensive Plan; and that staff recommends approval.

Responding to queries by Mr. Collman, Messrs. Swearengen and Schoderbock provided brief comments regarding the subject property's current use as storage for vehicles and recent changes made to land use and zoning for the adjacent property.

Upon the Chairman's call for the applicant, Angel Rivera, Tampa, appeared virtually and provided additional information regarding the proposed amendments and the subject property, relating that the subject property was previously zoned under the C-2 zoning classification; that there should not be any increase in traffic; and that no variances to Land Development Code requirements or development standards are being requested.

No one appeared upon the Chairman's call for proponents; whereupon, following the Chairman's call for opponents, Robert Lawson, Lealman, appeared virtually and expressed his concerns.

In rebuttal, Mr. Rivera addressed concerns expressed by Mr. Lawson regarding noise and traffic and indicated that, following the rezoning and completion of the permitting process, the subject property would be required to meet various standards set by the Federal Emergency Management Agency, including those related to engineering, design, stormwater, and driver connections.

In response to queries by the members, Mr. Schoderbock discussed various topics, including the site plan process, access to the subject property, staging requirements, the subject property's previous zoning classification, and a previous Code Enforcement violation; whereupon, Ms. Johnson expressed concern regarding the size of the vehicles that would be on the subject property if it was rezoned.

Upon the Chairman's call for a motion regarding Case No. FLU-25-07, Mr. Hamilton made a motion to approve. The motion was seconded by Mr. Collman and carried by a vote of 5 to 1, with Ms. Johnson dissenting.

Upon the Chairman's call for a motion regarding Case No. ZON-25-05, Mr. Cataldo made a motion to approve. The motion was seconded by Mr. Collman and carried by a vote of 5 to 1, with Ms. Johnson dissenting.

ADJOURNMENT

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

Upon the Chairman's call for a motion to adjourn, Ms. Johnson made a motion, which was seconded by Mr. Collman and carried unanimously; whereupon, the meeting was adjourned at 10:36 AM.