

**Local Planning Agency
Pinellas County
December 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

Rodney Collman, Vice-Chairman
Stanley Cataldo
James Everett (alternate)
Hoyt Hamilton
John Hendricks
Lari Johnson
Trish Johnson (non-voting School Board Representative)

Not Present

Mattaniah Jahn, Chairman
Carlos Brito

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Scott Swearengen, Planning Section Manager
Derrill McAteer, Senior Assistant County Attorney
Ashley Pabilonia, Board Reporter, Deputy Clerk
Other interested individuals

CALL TO ORDER

Acting Chairman Collman 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 January 20, 2026; and that any documents needing to be reviewed by the BCC should be submitted to the Zoning Section seven 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.

Additionally, Attorney McAteer requested that the members disclose if they have visited the subject property as each public hearing begins.

MINUTES OF THE NOVEMBER 12, 2025 MEETING

Ms. Johnson made a motion to approve the minutes of the November meeting. The motion was seconded by Mr. Cataldo 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 ORDINANCE AMENDING THE FUTURE LAND USE MAP AND PROPOSED RESOLUTION AMENDING THE ZONING ATLAS

Case Nos. FLU-25-11 and ZON-25-09

APPLICATIONS OF GALENCARE, INC., THROUGH SUZANNE WALKER AND KEVIN REALI, REPRESENTATIVES, FOR THE FOLLOWING:

- (FLU-25-11) FUTURE LAND USE MAP (FLUM) AMENDMENT FROM RESIDENTIAL LOW (RL) TO EMPLOYMENT (E)

and

- (ZON-25-09) ZONING ATLAS AMENDMENT FROM RESIDENTIAL AGRICULTURE (R-A) TO EMPLOYMENT 1 (E-1)

A public hearing was held for the above applications regarding approximately 3.49 acres located at 5200 62nd Avenue North in unincorporated Pinellas Park.

Mr. Schoderbock indicated that Case Nos. FLU-25-11 and ZON-25-09 will be presented together since they pertain to the same property; and that a separate vote will be taken for each case.

Referring to a PowerPoint presentation containing photographs and maps, Principal Planner Smita Ambadi pointed out the location of the subject property and described the surrounding land use categories and zoning classifications; whereupon, she indicated that the proposed use is an undetermined non-residential use. Ms. Ambadi provided details regarding the current and proposed FLUM and zoning categories and briefly discussed the subject property's inclusion within the Lealman Community Redevelopment Area (CRA). She also briefly discussed potential traffic impacts and related that while the FLUM amendment could generate up to an additional 485 vehicular trips per day, 62nd Avenue North currently has a vehicle-to-capacity ratio of 44% and will be able to accommodate the additional trips.

Ms. Ambadi indicated that a portion of the subject property is located within Flood Hazard Area AE and has a one percent annual flood risk, which requires any development to comply with applicable floodplain management and stormwater regulations; and that the property is not within the Coastal Storm Area or the Coastal High Hazard Area; whereupon, she noted that staff finds that the proposed FLUM and Zoning Atlas amendments are appropriate for the subject property and are consistent with both the Comprehensive Plan and the Lealman CRA Plan; and that staff recommends approval.

Responding to a query by Ms. Johnson, Ms. Ambadi confirmed that future use of the subject property will need to align with the allowable uses under the proposed FLUM and Zoning Atlas categories.

Mr. Hamilton noted that he drove by the subject property; whereupon, in response to his queries, Mr. Schoderbock indicated that land use categories for parcels north of the subject property are not part of the Countywide Future Land Use Map since they are within the City of Pinellas Park, which is a different jurisdiction.

Thereupon, Mr. Hendricks also noted that he visited the subject property.

Upon the acting Chairman's call for the applicant, Kevin Reali, Tampa, appeared, displayed various maps, and pointed out the development pattern and uses of parcels surrounding the subject property. Mr. Reali indicated that the property has not yet been marketed due to its current land use category and proximity to a cemetery; and that the subject property will likely be developed as a medical office; whereupon, he referenced the parcel's partial inclusion in the 100-year floodplain and provided brief comments related to the potential intensity of use that could exist on the subject property.

No one appeared following the acting Chairman's call for proponents or opponents.

Mr. Schoderbock reminded the members that a separate vote is required for each case; whereupon, following acting Chairman Collman's call for a motion, Mr. Hamilton made a motion to approve Case No. FLU-25-11. The motion was seconded by Ms. Johnson and carried unanimously.

Thereupon, following the acting Chairman's call for a motion, Mr. Hamilton made a motion to approve Case No. ZON-25-09. The motion was seconded by Ms. Johnson and carried unanimously.

PROPOSED ORDINANCE AMENDING THE PINELLAS COUNTY LAND DEVELOPMENT CODE

Case No. LDR-25-03

A PROPOSED ORDINANCE TO AMEND THE PINELLAS COUNTY LAND DEVELOPMENT CODE

A public hearing was held regarding a proposed ordinance to amend Chapter 138 of the Pinellas County Land Development Code (LDC).

Mr. Schoderbock indicated that this request is a proposed amendment to Chapter 138 of the LDC, which pertains to zoning; and that, due to the adoption of Senate Bill 954 during the last legislative session, the amendment is necessary to bring the Code into compliance with Chapter 397 of Florida Statutes, which relates to Certified Recovery Residences; whereupon, referring to a PowerPoint presentation, he summarized the following proposed changes:

- Addition of Certified Recovery Residence definition, as defined by State Statutes
- Addition of the Certified Recovery Residence use to Table 138-355 Table of Uses for Zoning Districts
- Establishment of procedures for the review and approval of Certified Recovery Residences, including a process for requesting reasonable accommodations from land use regulation that serves to prohibit the establishment

Mr. Schoderbock indicated that the proposed amendment is consistent with State law and the Comprehensive Plan; and that staff recommends approval; whereupon, no one appeared following acting Chairman Collman's call for proponents or opponents.

Upon the acting Chairman's call for a motion, Ms. Johnson made a motion to approve Case No. LDR-25-03, as written. The motion was seconded by Mr. Hendricks and passed unanimously.

VOTE TO ELECT CHAIR AND VICE-CHAIR

Mr. Schoderbock introduced the item and indicated that a new Chair and Vice-Chair for 2026 must be elected; whereupon, Attorney McAteer clarified that while members cannot nominate themselves, they may express interest or formally nominate another member.

Ms. Johnson indicated that she would like to nominate Ms. Jahn to continue as Chairman of the Board. Upon acting Chairman Collman's call for a second, the motion was seconded by Mr. Cataldo and carried unanimously.

Mr. Hamilton related that he would like to nominate Mr. Collman to remain in his position as Vice-Chairman. Acting Chairman Collman indicated that he will not be serving on the LPA next year; and that this is his last meeting; whereupon, Mr. Hamilton withdrew his nomination.

Mr. Hendricks indicated that he would like to nominate Ms. Johnson to serve as Vice-Chairman; whereupon, the motion was seconded by Mr. Cataldo and carried unanimously.

Thereupon, Mr. Schoderbock expressed appreciation to acting Chairman Collman for serving on the LPA.

ADJOURNMENT

Upon the acting Chairman's call for a motion to adjourn, Mr. Everett made a motion, which was seconded by Mr. Hamilton and carried unanimously; whereupon, the meeting was adjourned at 9:30 AM.