

Local Planning Agency  
Pinellas County  
March 11, 2026 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 9:01 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

Mattaniah Jahn, Chairman  
Lari Johnson, Vice-Chairman  
Carlos Brito  
Stanley Cataldo  
Hoyt Hamilton  
Joseph Oliveri  
Trish Johnson (non-voting School Board Representative)

Not Present

John Hendricks

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management  
Maria White, 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 case will be heard by the Board of County Commissioners (BCC) on April 21, 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 White noted that the following hearing is quasi-judicial; and that only competent, substantial, fact-based testimony or evidence may be considered in the decisions made

by the Board; whereupon, she provided information regarding the types of evidence that are considered as such.

## **MINUTES OF THE FEBRUARY 11, 2026 MEETING**

Mr. Hamilton made a motion to approve the minutes, as submitted. The motion was seconded by Ms. Johnson and carried unanimously.

## **PUBLIC HEARING ITEM**

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 for 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 RESOLUTION AMENDING THE ZONING ATLAS**

Case No. ZON-26-01

APPLICATION OF LOUISKHOA DAN FOR A ZONING ATLAS AMENDMENT FROM RESIDENTIAL RURAL (R-R) TO ONE, TWO, AND THREE-FAMILY RESIDENTIAL (R-4)

A public hearing was held for the above application regarding approximately 0.45 acre located at 5301 55th Street North in Lealman. No correspondence has been received.

Referring to a PowerPoint presentation containing photographs and maps, Principal Planner Molly Cord indicated that the intended use of the subject property is to construct one additional single-family home; whereupon, she pointed out the location of the subject property and described the surrounding land uses and zoning designations.

Referencing a survey of the subject property, Ms. Cord indicated that the proposed Zoning Atlas amendment is being requested to allow the subject property to be split so that a new single-family home may be constructed on the second lot; that the current zoning designation of R-R requires a minimum of 16,000 square feet per lot; and that, since the subject property totals 19,602 square feet, it does not currently qualify for a lot split; whereupon, she related that the proposed rezoning would be necessary to meet the minimum development standards for building an additional single-family home on the subject property.

Ms. Cord provided information pertaining to the subject property's current and proposed zoning designations and briefly discussed its low flood risk; whereupon, she noted that a Future Land Use Map amendment is not being requested since the property's current land use designation and acreage allow for two residential units.

Thereupon, Ms. Cord indicated that staff believes that the proposed Zoning Atlas amendment is generally compatible with the neighboring residential density and development pattern; that the requested change is appropriate, given its consistency with neighboring zoning designations and the Pinellas County Comprehensive Plan; and that staff recommends approval.

In response to comments and queries by Mr. Hamilton, Ms. Cord clarified that an unimproved alleyway located north of the subject property is utilized as an access point for adjacent properties; whereupon, following Chairman Jahn's call for the applicant, Louis Dan, St. Petersburg, appeared and provided background information related to the request.

No one appeared following Chairman Jahn's call for proponents; whereupon, following the Chairman's call for opponents, Linda Misa, St. Petersburg, appeared and expressed her concerns related to the application.

In response to concerns expressed by Ms. Misa regarding potential erosion due to the passage of construction equipment along a portion of 55th Street, Mr. Schoderbock indicated that Public Works Department staff will assess the street, which is a County roadway, for accessibility and needed improvements in the public right-of-way; whereupon, responding to a query by Mr. Hamilton, Mr. Schoderbock confirmed that the applicant would be responsible for repairing any damage caused by construction equipment and processes.

Upon the Chairman's call for a motion regarding Case No. ZON-26-01, Mr. Brito made a motion to approve, which 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. Oliveri made a motion, which was seconded by Mr. Hamilton and carried unanimously; whereupon, the meeting was adjourned at 9:21 AM.