

Local Planning Agency
Pinellas County
April 8, 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 9:00 AM on this date in the County Commission Assembly Room at the Pinellas County Courthouse, 315 Court Street, Clearwater, Florida.

Present

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

Not Present

Carlos Brito
Joseph Oliveri

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 May 19, 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 MARCH 11, 2026 MEETING

Ms. Johnson made a motion to approve the minutes of the March 11, 2026, meeting. The motion was seconded by Mr. Hamilton 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-26-02

APPLICATION OF SHIRLEY BRAGDON, THROUGH SANDRA SMITH, REPRESENTATIVE, FOR A ZONING ATLAS AMENDMENT FROM RESIDENTIAL AGRICULTURE (R-A) TO RESIDENTIAL RURAL (R-R)

A public hearing was held for the above application regarding approximately 2.50 acres located at 2941 Abbey Lake Road in unincorporated Clearwater. No correspondence has been received.

Referring to a PowerPoint presentation containing photographs and maps, Principal Planner Ryan Brinson indicated that the proposed Zoning Atlas amendment is being requested to allow the subject property to be split so that an additional single-family home may be constructed on the second lot; whereupon, he pointed out the location of the subject property and described the surrounding zoning designations.

Mr. Brinson provided brief comments regarding the subject property's current and proposed zoning designations and indicated that it lies within Flood Zone X and has a low flood risk; whereupon, he also confirmed that the Future Land Use Map designation will remain as Residential Suburban.

Mr. Brinson indicated that staff believes that the proposed Zoning Atlas amendment is generally compatible with the neighboring residential density and the established development pattern; that the requested change is consistent with adjacent zoning

designations, the Pinellas County Comprehensive Plan, and the Future Land Use Map designation of Residential Suburban; and that staff recommends approval.

Upon Chairman Jahn's call for the applicant, Sandra Smith, Windermere, appeared and related that she is the applicant's daughter; whereupon, she provided brief comments regarding the purpose of the proposed change. In response to a query by Ms. Johnson, Ms. Smith indicated that neighbors are supportive of the request.

No one appeared in response to Chairman Jahn's call for proponents or opponents; whereupon, Mr. Cataldo made a motion to approve Case No. ZON-26-02, which was seconded by Ms. Johnson and carried unanimously.

ADJOURNMENT

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

Upon Chairman Jahn'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 9:14 AM.