

Local Planning Agency
Pinellas County
May 13, 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
John Hendricks
Trish Johnson (non-voting School Board Representative)

Not Present

Joseph Oliveri

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Scott Swearngen, Planning Section Manager
Kirby Kreider, 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 June 16, 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 Kreider 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, she provided information regarding the types of evidence that are considered as such.

MINUTES OF THE APRIL 8, 2026 MEETING

Upon the Chairman's call for a motion, Mr. Hamilton made a motion to approve the minutes as submitted, which 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 ORDINANCE AMENDING THE FUTURE LAND USE MAP AND PROPOSED RESOLUTION AMENDING THE ZONING ATLAS

Case Nos. FLU-26-01 and ZON-26-03

APPLICATIONS OF AL RAHMAN, INC. THROUGH BRITTANY TRAN AND DIOGO RODRIGUES, REPRESENTATIVES, FOR THE FOLLOWING:

- (FLU-26-01) FUTURE LAND USE MAP (FLUM) AMENDMENT FROM RESIDENTIAL RURAL (R-R) TO INSTITUTIONAL (I)

and

- (ZON-26-03) ZONING ATLAS AMENDMENT FROM RESIDENTIAL AGRICULTURE (R-A) TO LIMITED INSTITUTIONAL WITH CONDITIONAL OVERLAY (LI-CO)

A public hearing was held for the above applications regarding approximately 2.69 acres located at 2577 Keystone Road in East Lake Tarpon. No correspondence has been received.

Mr. Schoderbock indicated that while Case Nos. FLU-26-01 and ZON-26-03 will be presented together, a separate vote will be needed for each case.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Swaengen indicated that the property is currently being used to accommodate a community assembly facility with accessory storage; and that the applicant has expressed

the desire to demolish the current building in order to build a slightly larger community center facility; whereupon, he indicated that the zoning amendment is accompanied by a conditional overlay which includes the following parameters:

- Limits the allowable uses to only a community assembly facility with accessory storage
- Limits the maximum Floor Area Ratio to 0.3 and the Impervious Surface Ratio (ISR) to 0.6
- Increases the minimum (primary) building setbacks to 50 feet for the front, side, and rear yards
- Restricts vehicular access to only East Lake Drive
- Reduces the maximum building height to 35 feet
- Provides a minimum five-foot landscape buffer along the East Lake Drive frontage
- Provides a ten-foot landscape buffer along the Keystone Road frontage consistent with the Scenic Noncommercial Corridor requirements

Mr. Swearingen then pointed out the location of the subject property and described the surrounding land uses and zoning classifications. He also provided information regarding the current and proposed FLUM and zoning categories and discussed potential traffic impacts; whereupon, Mr. Swearingen indicated that staff finds that the proposed use request is appropriate for Keystone Road and the subject property; that the proposal is consistent with the Pinellas County Comprehensive Plan; and that staff recommends approval.

In response to queries by Mr. Hamilton, Mr. Swearingen explained that the ISR limit specified in the conditional overlay includes all impervious surfaces, including paved parking areas and sidewalks; and that the applicant will be required to meet the County's stormwater requirements; whereupon, responding to a query by Chairman Jahn, Mr. Swearingen referred to a map and pointed out a flood zone located in the northwest portion of the subject property, noting that the applicant has not expressed desire to build within the area.

Upon the Chairman's call for the applicant, Diogo Rodrigues, Tampa, appeared and expressed the applicant's intention to bring the subject property into compliance with current standards and codes. Responding to a query by Ms. Johnson, Mr. Rodrigues indicated that the applicant intends to demolish the existing building and construct a new building of approximately the same size.

No one appeared following the Chairman's call for proponents or opponents; whereupon, following the Chairman's call for a motion regarding Case No. FLU-26-01, Mr. Brito made a motion to approve, which was seconded by Ms. Johnson and carried unanimously.

Upon the Chairman's call for a motion regarding Case No. ZON-26-03, Mr. Brito made a motion to approve, which was seconded by Mr. Hamilton and carried unanimously.

ADJOURNMENT

Mr. Schoderbock indicated that, as part of the Department's budget for this year, staff has proposed transitioning from paper to digital agendas based on the determination that doing so would be more cost effective and efficient; and that staff hopes to complete the transition by the end of the year. Responding to a query by Mr. Brito, Mr. Schoderbock explained that the members will still be receiving physical parking passes.

Thereupon, Mr. Schoderbock also noted that, due to scheduling conflicts with the BCC's upcoming Budget Information Sessions, the LPA will not be meeting in June.

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