

**Local Planning Agency
Pinellas County
July 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
Carlos Brito
Stanley Cataldo
Hoyt Hamilton
John Hendricks
Joseph Oliveri
Trish Johnson (non-voting School Board Representative)

Not Present

Lari Johnson, Vice-Chairman

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Kirby Kreider, 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 August 25, 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 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 MAY 13, 2026 MEETING

Mr. Hamilton made a motion to approve the minutes, as submitted. The motion was seconded by Mr. Brito 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-26-04

APPLICATION OF MANUEL JONES FOR A ZONING ATLAS AMENDMENT FROM GENERAL OFFICE (GO) TO SINGLE-FAMILY RESIDENTIAL (R-3)

A public hearing was held for the above application regarding approximately 0.21 acres located at 1515 Lakeview Road in unincorporated Clearwater. No correspondence has been received.

Referring to a PowerPoint presentation containing photographs and maps, Principal Planner Ryan Brinson indicated that, in 2008, the Board approved a change in zoning for the subject property from Single-Family Residential to General Office, along with a Future Land Use Map designation of Residential/Office General; that the conversion of the subject property to an office use never occurred; that the property was subsequently sold multiple times; and that the current owner is now requesting the zoning change back to Single-Family Residential so that a single-family home can be considered a conforming use; whereupon, Mr. Brinson noted that the current zoning classification of General Office does not allow residential uses, with the exception of a livable product.

Mr. Brinson pointed out the location of the subject property and provided information pertaining to the surrounding zoning designations and the subject property's current and proposed zoning designations. He also briefly discussed the subject property's low flood risk, relating that it is not within the Coastal High Hazard Area nor the Coastal Storm Area;

whereupon, Mr. Brinson noted that the Future Land Use Map designation will remain as Residential/Office General.

Thereupon, Mr. Brinson indicated that the proposed Zoning Atlas amendment will recognize the site's existing use; that the request is compatible with the surrounding development pattern and is consistent with the Comprehensive Plan and the Future Land Use Map designation of Residential/Office General; and that staff recommends approval.

Upon Chairman Jahn's call for the applicant, Manuel Jones, Clearwater, appeared and related that he is the new owner of the subject property; whereupon, he provided brief comments regarding the purpose of the proposed change and indicated that he has applied for various permits to update features of the home to allow him to reside in it.

No one appeared in response to Chairman Jahn's call for proponents or opponents; whereupon, at the Chairman's call for a motion for Case No. ZON-26-04, Mr. Brito made a motion to approve, which was seconded by Mr. Cataldo 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 Mr. Oliveri and carried unanimously; whereupon, the meeting was adjourned at 9:11 AM.