

**Local Planning Agency
Pinellas County
August 12, 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
Stanley Cataldo
James Everett (alternate)
Hoyt Hamilton
John Hendricks
Joseph Oliveri
Trish Johnson (non-voting School Board Representative)

Not Present

Lari Johnson, Vice-Chairman
Carlos Brito

Others Present

Michael Schoderbock, Division Manager, Zoning and Project Management
Scott Swearengen, Planning Section Manager
Kirby Kreider, Assistant County Attorney
Franchesca DiNapoli, Senior Board Records Specialist, Deputy Clerk
Other interested individuals

CALL TO ORDER

Chairman Jahn called the meeting to order at 9:00 AM and reviewed the procedure for public hearings, indicating that today's cases will be heard by the Board of County Commissioners (BCC) on October 27, 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 matters heard by the LPA are quasi-judicial in nature; and that only competent, substantial, fact-based testimony or evidence may be considered by the Board when deciding the matters before it; whereupon, she provided information regarding the types of evidence that are considered as such.

MINUTES OF THE JULY 8, 2026 MEETING

Mr. Hamilton made a motion to approve the minutes, as submitted. The motion was seconded by Mr. Hendricks 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 provide testimony were duly sworn by a Deputy Clerk.

PROPOSED ORDINANCE AMENDING THE FUTURE LAND USE MAP AND PROPOSED RESOLUTIONS AMENDING THE ZONING ATLAS

Case No. ZON-26-05

APPLICATION OF JOANIS ABRASHI OF REMOBUILD, LLC, FOR A ZONING ATLAS AMENDMENT FROM GENERAL COMMERCIAL AND SERVICES (C-2) TO SINGLE-FAMILY RESIDENTIAL (R-2)

A public hearing was held for the above application regarding approximately 0.44 acre located on the north side of Robin Avenue, approximately 164 feet east of US Alternate 19 in Palm Harbor. No correspondence has been received.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Schoderbock pointed out the location of the subject property and described the surrounding land uses, noting that the proposed use for the site is one single-family home. He also described the current and proposed zoning designations and noted that the property has a low flood risk and is not within the Coastal High Hazard Area (CHHA) or the Coastal Storm Area (CSA); and that the Future Land Use Map (FLUM) designation of Residential Low would remain the same.

Mr. Schoderbock then related that the proposed Zoning Atlas amendment is compatible with the surrounding development pattern, the Comprehensive Plan, and the FLUM designation of Residential Low; and that staff recommends approval.

No one appeared in response to Chairman Jahn's call for proponents or opponents; whereupon, Mr. Oliveri made a motion to approve Case No. ZON-26-05. The motion was seconded by Mr. Hendricks and carried unanimously.

Case Nos. FLU-25-10 and ZON-25-08

APPLICATIONS OF TRENT ROAD, LLC, THROUGH BRIAN AUNGST, JR., REPRESENTATIVE, FOR THE FOLLOWING:

- (FLU-25-10) FLUM AMENDMENT FROM RESIDENTIAL LOW MEDIUM (RLM) TO RESIDENTIAL/OFFICE/RETAIL (R/O/R)

and

- (ZON-25-08) ZONING ATLAS AMENDMENT FROM RESIDENTIAL MOBILE/MANUFACTURED HOME (RMH) (2.73 ACRES) AND ONE, TWO, AND THREE FAMILY RESIDENTIAL (R-4) (0.49 ACRE) TO COMMERCIAL PARKWAY (CP) (3.22 ACRES)

A public hearing was held for the above applications regarding approximately 3.22 acres located on the east side of US Highway 19 at the terminus of Timberlane Road in Palm Harbor. No correspondence has been received.

In response to a query by Chairman Jahn, Mr. Schoderbock indicated that Case Nos. FLU-25-10 and ZON-25-08 will be presented together since they pertain to the same property; and that two votes will be needed.

Referring to a PowerPoint presentation containing photographs and maps, Mr. Swearngen indicated that while the subject property was previously utilized as a mobile home park, he believes it has now been vacant for a couple of decades; and that the proposed use for the property is a restaurant and bar, which is subject to a development agreement. He related that, if the Zoning Atlas amendment is approved, the associated development agreement would place the following limitations and restrictions on the subject property:

- The property shall be limited to a restaurant, bar, and other accessory uses that directly support the principal permitted use.
- The property shall be developed substantially in conformance with the concept plan.

- No amplified music shall be permitted on the property.
- The observation deck shown on the concept plan shall be for patrons of the restaurant only and shall not be open to the public.
- Development standards shall be limited by the concept plan, including building size, impervious coverage, setbacks, and buffering.
- No residential uses shall be permitted.
- Any dock facilities shall comply with the Florida Department of Environmental Protection's impaired waterbody criteria for Lake Tarpon.

Mr. Swearengen noted that a concept plan for the subject property was submitted and is included in the agenda packet; and that the plan provides details regarding access, parking, and general building location and also specifies maximum building size, land use type, allowable impervious surface area, and floor area ratio; whereupon, he pointed out the location of the subject property and described the surrounding land uses and zoning classifications.

Mr. Swearengen provided information regarding the current and proposed FLUM and zoning categories. He then discussed potential traffic impacts and flood risk, noting that the property is within the CSA and CHHA; and that the property is also within the Pinellas County Coastal 100-Year Flood Zone, which requires a finished floor elevation of 11.3 feet for any development; whereupon, Mr. Swearengen related that staff supports the proposed amendments and development agreement; that the proposal is consistent with the Comprehensive Plan and compatible with the area's mix-use character; and that staff recommends approval.

In response to comments and a query by Mr. Everett, Mr. Swearengen noted that development must be substantially in conformance with the submitted concept plan; and that details regarding the appearance of the proposed building would be addressed during site plan review. Responding to a query by Mr. Oliveri, he also provided information regarding the proposed pervious parking area and applicable County standards.

Responding to a query by Mr. Hamilton, Mr. Swearengen, with input from Mr. Schoderbock, indicated that the allowable building height is measured from the finished floor elevation and could result in an overall building height of approximately 51 feet; whereupon, responding to queries by Chairman Jahn, Mr. Swearengen related that the property contains wetlands and a protective buffer; and that the maximum building height for a single-family home under the existing zoning would be 35 feet.

Upon Chairman Jahn's call for the applicant, Brian Aungst, Clearwater, appeared and noted that he is present on behalf of the applicant, Trent Road, LLC. Referring to a PowerPoint presentation containing photographs and maps, Mr. Aungst discussed the challenges associated with development of the subject property and emphasized the benefits of removing the existing RMH zoning designation from the CSA, CHHA, and floodplain. He related that the proposed use is consistent with the land use and zoning of the adjacent property to the west; that the proposed restaurant would be situated as far as possible from the adjacent residential properties; and that the proposed amendments and development agreement would allow for a more compatible use of the property and provide restrictions intended to protect the surrounding properties.

No one appeared upon the Chairman's call for proponents; whereupon, the following individuals appeared upon her call for opponents:

Andrew Moranville, Palm Harbor
Deborah Johnson, Palm Harbor
Leslie McClain Day, Palm Harbor
Mark McGuane, Palm Harbor

In rebuttal, Mr. Aungst addressed concerns raised by the opponents regarding stormwater management, drainage, buffering, and environmental protections, indicating that the property would be required to comply with applicable standards as part of the site plan review process; and that the development agreement requires compliance with applicable local, State, and federal regulations, including those pertaining to threatened and endangered species. He also noted that the site would include privacy fencing and landscape buffering along the adjacent residential areas; whereupon, Mr. Aungst related that the applicant had not received public comments regarding the proposal prior to the meeting; and that he intends to communicate with the opponents in an effort to address their concerns prior to the BCC hearing in October.

In response to comments and queries by Mr. Oliveri, Mr. Aungst provided clarifying information regarding the proposed privacy fencing and indicated that no docks or boat access are included as part of the current application or development agreement; and that any future docks would require a separate approval process; whereupon, responding to comments and queries by Chairman Jahn, Mr. Aungst indicated that while the applicant would like to retain the option to seek approval for a few docks in the future, the applicant is willing to commit to prohibiting docks along the northern portion of the property; and that the additional restriction can be added prior to the BCC hearing.

Thereupon, Bruce Waters, New Port Richey, appeared and provided information regarding the concept plan, noting that an existing boat ramp would be removed as part of site plan review; and that a six-foot opaque fence and 30-foot landscape buffering are

proposed along the portion of the property that is adjacent to the neighboring residential properties. Responding to queries by Chairman Jahn, Mr. Waters also provided information regarding options for the proposed parking surface.

In response to further queries by Chairman Jahn, Mr. Schoderbock clarified that removal of the boat ramp would be required as part of the permitting process; whereupon, Mr. Aungst indicated that the applicant would be willing to include removal of the boat ramp in the development agreement. Responding to comments by Chairman Jahn, Mr. Schoderbock also clarified that the 30-foot landscape buffering referenced by Mr. Waters is actually an unimproved right-of-way; and that landscaping would be provided on the applicant's property.

Responding to a query by Mr. Hendricks, Mr. Schoderbock indicated that the development agreement contains provisions for staff to initiate reversion of the land use and zoning classifications and removal of the development agreement if the project is not developed within the specified timeframe, unless otherwise agreed to by the County and property owner; whereupon, Mr. Schoderbock noted that, since the development agreement is tied to the zoning case, any changes or conditions desired by the Board would be addressed as part of the vote regarding Case No. ZON-25-08.

Mr. Cataldo then made a motion to approve Case No. FLU-25-10. The motion was seconded by Mr. Hamilton and carried unanimously.

In response to a query by Chairman Jahn, Mr. Aungst confirmed that the applicant intends to commit to the aforementioned conditions associated with removal of the boat ramp and the prohibition of docks along the northern portion of the property. Mr. Hamilton then made a motion to approve Case No. ZON-25-08, which was seconded by Mr. Oliveri; whereupon, Mr. Hamilton clarified that his motion includes the previously stated amendments, and Mr. Oliveri confirmed that he would maintain his second. Upon the Chairman's call for the vote, the motion carried unanimously.

ADJOURNMENT

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

Following Chairman Jahn'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 10:09 AM.