

Largo, Florida, September 2, 2020

The Board of Adjustment and Appeals (BAA) met in regular session online using the Zoom virtual meeting platform and in person at the Pinellas County Extension office, 12520 Ulmerton Road, Largo, Florida, on this date with the following members present: Deborah J. White, Chairman; Alan C. Bomstein, Vice-Chairman; Jose Bello; Joe C. Burdette; Vincent Cocks; John Doran; and Cliff Gephart.

Also Present: Glenn Bailey, Zoning Manager; Gina Berutti, Code Enforcement Manager; David Sadowsky, Senior Assistant County Attorney; Michael Schoderbock, Principal Planner; Denise Whisennant, Planning Technician; other interested individuals; and Teresa Ribble, Board Reporter.

CALL TO ORDER

Chairman White called the meeting to order at 9:01 A.M. and provided an overview of the hearing process.

PUBLIC HEARING ITEMS

Due notice having been given to interested persons pursuant to Comprehensive Zoning Ordinance No. 90-1, public hearings were held on the following applications. All persons planning to give testimony were duly sworn by a Deputy Clerk.

#1 APPLICATION OF LEE S. CURTIS FOR A VARIANCE (BAA-20-17) —  
CONTINUED TO OCTOBER 7, 2020 MEETING

Public hearing was held on the application of Lee S. Curtis for a variance to allow for the construction of a garage extension having a 15-foot front setback from the north property line where 20 feet is required, re property located at 2216 Hill Road in Palm Harbor (BAA-20-17). No correspondence relative to the application has been received by the Clerk.

Mr. Bailey presented the following staff recommendation:

Recommend Denial. Staff cannot support this request as it does not meet the criteria for the granting of a variance found in Section 138-231 of the Pinellas County Land Development Code. No special conditions or

unnecessary hardships exist. The request is not the minimum variance necessary and is inconsistent with the Land Development Code and the Comprehensive Plan. There is ample space for new construction in the rear yard that would not impact required setbacks. In addition, the proposed garage extension would be an outlier, as all the other nearby homes appear to meet required front setbacks. A request for a fence height variance in the front yard of a nearby property along Hill Road was denied by the Board in 2014.

No one appeared in response to the Chairman's call for the applicant; whereupon, Chairman White indicated the Board would hear the next agenda item and then return to this case.

Later in the meeting, no one appeared in response to the Chairman's second call for the applicant. Following discussion, Mr. Burdette moved, seconded by Mr. Cocks, that the case be continued until the October 7, 2020 meeting.

#2 APPLICATION OF WASHINGTON TERRACE DEVELOPMENT THROUGH ROBERT PERGOLIZZI, REPRESENTATIVE, FOR A VARIANCE (BAA-20-18) — GRANTED AS PER STAFF RECOMMENDATION

Public hearing was held on the application of Washington Terrace Development through Robert Pergolizzi for a variance to allow for the construction of a single-family home on each of six adjacent substandard lots under common ownership where a minimum lot size of 5,000 square feet and lot width of 50 feet is required, re property located on the south side of 64th Avenue North between 28th Street North and 29th Street North in Lealman (BAA-20-18). No correspondence relative to the application has been received by the Clerk.

Mr. Bailey presented the following staff recommendation:

Recommend Conditional Approval. Staff has no objection to the conditional approval of the request as it appears to meet the criteria for granting variances found in Section 138-231 of the Pinellas County Land Development Code. The subject lots are part of the underlying 1925 Washington Terrace plat that predates the zoning code. Five of the six lots (Lots 1, 21, 22, 23, and 24) reflect the same dimensions as when they were platted (45' x 100'); however, the south 10 feet of Lot 2 has been combined

with the adjoining property to the south, leaving it with a 35' x 100' dimension. The applicant is proposing to adjust the lot line between Lots 1 and 2 by three feet to the north to allow for the construction of a detached single-family home on each lot without encroachment into required setbacks. There are other 45-foot-wide developed lots within the immediate vicinity in the same subdivision, including directly to the west along 29th Street North. While the applicant could keep Lots 1 and 2 combined and build a duplex, staff is of the opinion that two detached single-family homes are more in keeping with the character of the existing development. Approval should be subject to the following conditions:

1. The applicant must obtain all required permits and pay all applicable fees.
2. Driveways shall be positioned on the south side of the two northern lots (Lots 1 and 24), as far away from 64th Avenue North as practicable.
3. All setback requirements shall be met.

Robert Pergolizzi, Clearwater, appeared and indicated that he represents the applicant; and that the majority of the surrounding area includes smaller single-family detached homes. No one appeared in response to the Chairman's call for persons wishing to speak regarding the application.

In response to queries by Mr. Bomstein, Mr. Bailey related that the applicant could build duplexes and triplexes to get the same number of units. Mr. Pergolizzi noted that the proposed 42- and 38-foot lots allow each lot to meet the required setbacks.

Mr. Bomstein moved, seconded by Mr. Doran, that the variance be granted as recommended, based upon the written findings of fact set forth in the staff report. Upon call for the vote, the motion carried unanimously.

MINUTES OF THE MARCH 5 AND AUGUST 5, 2020 MEETINGS — APPROVED

Upon presentation by Chairman White, Mr. Burdette moved, seconded by Mr. Doran and carried unanimously, that the minutes of the March 5 and August 5, 2020 meetings be approved.

September 2, 2020

ADJOURNMENT

The meeting was adjourned at 9:14 A.M.

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Chairman