

**BOARD OF ADJUSTMENT AND APPEALS**  
**April 5, 2023**  
**Pinellas County Courthouse**  
**County Commissioners Assembly Room**  
**Fifth Floor**  
**315 Court Street**  
**Clearwater, FL**  
**9:00 A.M.**  
**CURRENTLY SCHEDULED APPLICATIONS**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES FOR THE March 1, 2023, BOAA Meeting.**
- III. HEARING ITEMS – ACTION BY THE BOAA REGARDING THE FOLLOWING ITEMS:**

**1. TY2-23-04**

Application of Pinellas BD of Inst., through Manda Rahgozar, Pinellas County Schools, Representative, for reinstatement of a previously approved Type-2 Use to allow for overflow parking from the adjacent school to the south, for the R-3 zoned property located on the northeast corner of the intersection of 74<sup>th</sup> Street North and 40<sup>th</sup> Avenue North in west Lealman.

**2. VAR-23-04**

Application of Lot Stop, LLC, through Diane Hamilton, Representative, for a variance to allow a reduction of the minimum lot depth requirement from 80 feet to 70 feet in an R-4 zone, for the property located at 11900 125<sup>th</sup> Street North in unincorporated Largo.

**3. APL-23-01**

Application of Dovetail Homes, LLC, through Adam Harden, Representative, for an Appeal of a staff land development code interpretation that a multifamily detached development arrangement where residential units are separate from each other on a common parcel is not allowed.

**IV. ADJOURNMENT**

**SPECIAL ACCOMMODATIONS**

Persons with disabilities who need reasonable accommodations to effectively participate in this meeting are asked to contact Pinellas County's Office of Human Rights by e-mailing such requests to [accommodations@pinellascounty.org](mailto:accommodations@pinellascounty.org) at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: APL-23-01**

BOA HEARING: April 5, 2023 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room

ATLAS PAGE: 197

APPELLANT/ADDRESS: Dovetail Homes, LLC  
701 S Howard Ave, Suite 106-322  
Tampa, FL 33606

REP/ADDRESS: Adam Harden  
701 S Howard Ave, Suite 106-322  
Tampa, FL 33606

PROPERTY ZONING: C-2

LAND USE DESIG: R/O/R

TYPE APPLICATION: Appeal

CASE DESCRIPTION: Appeal of a staff land development code interpretation that a multifamily detached development arrangement where residential units are separate from each other on a common parcel is not allowed.

PARCEL ID NUMBER: 27-29-15-07902-003-0160, 0180, 0260, 0290, & 0300

NOTICES SENT TO: Adam Harden (Representative)

DISCLOSURE: N/A

**Reference #: APL-23-00001**

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: TY2-23-04**

DRC MEETING: March 13, 2023 @ 9:00 AM - 1<sup>st</sup> Floor, Housing & Community Development.  
Conference Room

BOA HEARING: April 5, 2023 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room

ATLAS PAGE: 800

OWNER/ADDRESS: Pinellas Bd of Inst  
P.O. Box 2942  
Largo, FL 33779

REP/ADDRESS: Manda Rahgozar  
Pinellas County Schools  
301 4<sup>th</sup> Street SW  
Largo, FL. 33770

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: I, Institutional

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: Reinstatement of a previously approved Type-2 use to allow for overflow  
parking from the adjacent school to the south, for the R-3 zoned property  
located on the northeast corner of the intersection of 74th Street North and 40th  
Avenue North in west Lealman.

PARCEL ID NUMBER: 06/31/16/00000/340/0110

NOTICES SENT TO: Pinellas Bd of Inst (Owner), Manda Rahgozar, Pinellas County Schools,  
Representative, Cynthia Johnson, Economic Development, Surrounding  
Owners & BCC Office (See Attached List)

DISCLOSURE: N/A

**Reference #:** TY2-23-00004

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-23-04**

DRC MEETING: March 13, 2023 @ 9:00 AM - 1<sup>st</sup> Floor, Housing & Community Development Conference Room

BOA HEARING: April 5, 2023 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room

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OWNER/ADDRESS: Lot Stop, LLC  
512 20<sup>th</sup> Avenue  
Indian Rocks Beach, FL. 33785

REP/ADDRESS: Diane Hamilton  
Lot Stop, LLC  
512 20<sup>th</sup> Avenue  
Indian Rocks Beach, FL. 33785

PROPERTY ZONING: R-4, One, Two & Three Family Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow a reduction of the minimum lot depth requirement from 80 feet to 70 feet in an R-4 zone, for the property located at 11900 125th Street in unincorporated Largo.

PARCEL ID NUMBER: 08/30/15/45594/000/0010

NOTICES SENT TO: Lot Stop, LLC (Owner), Cynthia Johnson, Economic Development, Surrounding Owners & BCC Office (See Attached List)

DISCLOSURE: N/A

**Reference #: VAR-23-00008**