

DEVELOPMENT REVIEW COMMITTEE AGENDA

May 8, 2023 - 9:00 A.M.

The Pinellas County Development Review Committee (DRC) public meeting will be held on **Monday, May 8, 2023, at 9:00 a.m.** in the Pinellas County Housing & Community Development Conference Room # 119 located at 310 Court Street, Clearwater, Florida 33756. This meeting will be held in person, but you may also participate virtually. Please call (727) 464-5047 or email zoning@pinellas.gov at least 3 days prior to the meeting for information on connecting virtually.

I. ADMINISTRATIVE ADJUSTMENTS AND WAIVERS

- 1. AAD-23-03 (Bruce Kaiser)**

II. BOARD OF ADJUSTMENT AND APPEALS CASES

- 1. NCU-23-01 (Embassy Mobile Home Park, Inc.)**
- 2. TY2-23-06 (Pinellas County Housing Authority)**
- 3. TY2-23-07 (YMCA of the Suncoast Inc.)**
- 4. VAR-23-09 (Jeff Stone)**

III. LOCAL PLANNING AGENCY CASES

- 1. LDR-22-01 (Land Development Code)**

IV. DRC DISCUSSION

V. 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@pinellas.org at least three (3) business days in advance of the need for reasonable accommodation. You may also call (727) 464-4882.

Some matters are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the Committee in deciding the matters before it. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the Committee. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. Appeals of any decision made by the Development Review Committee can be taken to the Board of Adjustment and Appeals, but must be filed within 15 calendar days of the decision.

Please note county attorney's office represents and advises the Development Review Committee and associated county staff but cannot give legal advice to the applicant or other interested parties.

Written correspondence may be directed to the Pinellas County Housing and Community Development Department, Zoning Section, 440 Court Street, 4th Floor, Clearwater, Florida 33756, or you may email us at zoning@pinellas.gov.

Failure by the applicant or an authorized representative of the applicant to appear at the scheduled public meeting may result in an automatic denial of the request.

CHECKLIST AND WORKSHEET
DEVELOPMENT REVIEW COMMITTEE HEARING
CASE NUMBER: AAD-23-03

DRC MEETING: May 8, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

ATLAS PAGE: 146

OWNER/ADDRESS: Bruce and Gina Kaiser
1780 Braxton Bragg Lane
Clearwater, FL. 33765-1101

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-R, Residential Rural

LAND USE DESIG: RS, Residential Suburban

TYPE APPLICATION: Administrative Adjustment

CASE DESCRIPTION: A request for an administrative adjustment to allow an 8-foot-tall vinyl fence along the rear and side property lines where 6-feet is maximum height allowed in an R-A zone, for the property located at 1780 Braxton Bragg Lane in unincorporated Clearwater.

PARCEL ID NUMBER: 01/29/15/01260/000/0100

NOTICES SENT TO: Bruce & Gina Kaiser (Owners), Abutting Property Owners (See List)

DISCLOSURE: N/A

Reference #: AAD-23-00004

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

DRC MEETING: May 8, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: May 31, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 705

OWNER/ADDRESS: Embassy Mobile Park Inc.
4691 Laurel Oak Lane NE
St. Petersburg, FL. 33703-3132

REP/ADDRESS: Walter Larson
4691 Laurel Oak Lane NE
St. Petersburg, FL. 33703-3132

PROPERTY ZONING: RMH, Residential Mobile/Manufactured Home

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Non-Conforming Use

CASE DESCRIPTION: A Non-Conforming Use modification to permit 25 travel trailer sites in a RMH zone, for the property located at 16416 US Highway 19 North in unincorporated Largo (31-29-16-70344-100-0200). A legal description is available in file upon request.

PARCEL ID NUMBER: 31/29/16/70344/100/0200

NOTICES SENT TO: Embassy Mobile Park Inc (Owner), Walter Larson (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: NCM-23-00001

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-23-06

DRC MEETING: May 8, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development.
Conference Room

BOA HEARING: May 31, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 794

OWNER/ADDRESS: Pinellas County Housing Authority
Attn: Real Estate Mgmt.
315 Court Street
Clearwater, FL. 33756-5165

REP/ADDRESS: Bruce Bussey
Community Development Manager
Housing and Community Development
310 Court Street
Clearwater, FL. 33756

PROPERTY ZONING: RM, Multi-Family Residential

LAND USE DESIG: RM, Residential Medium

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: A Type 2 Use to allow for the construction of 10 single-family detached homes
in an RM zone, for the properties located at 4500 43rd Street North and 4312
46th Avenue North in Lealman.

PARCEL ID NUMBER: 03/31/16/01134/003/0010 and 03/31/01134/003/0160

NOTICES SENT TO: Pinellas County (Owner), Bruce Bussey, Community Development Manager
(Representative), Cynthia Johnson, Economic Development, Surrounding
Owners & BCC Office (See Attached List)

DISCLOSURE: N/A

Reference #: TY2-23-00006

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-23-07

DRC MEETING: May 8, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development.
Conference Room

BOA HEARING: May 31, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 73

OWNER/ADDRESS: YMCA of the Suncoast Inc.
2469 Enterprise Road
Clearwater, FL. 33763-1702

REP/ADDRESS: Brian Aungst, Jr.
MacFarlane, Ferguson & McMullen, P.A.
625 Court Street, Suite 200
Clearwater, FL. 33756

PROPERTY ZONING: R-A, Residential Agriculture

LAND USE DESIG: I, Institutional

TYPE APPLICATION: Type-2 Use

CASE DESCRIPTION: Reinstatement and modification of a previously approved Type-2 Use to allow
a 9,302 square foot addition for a community service club (YMCA) in an R-A
zone, for the property located at 1600 16th Street in Palm Harbor.

PARCEL ID NUMBER: 01/28/15/13068/000/0020

NOTICES SENT TO: YMCA of the Suncoast Inc. (Owner), Brian Aungst, Jr., MacFarlane, Ferguson
& McMullen, P.A. (Representative), Cynthia Johnson, Economic
Development, Surrounding Owners & BCC Office (See Attached List)

DISCLOSURE: N/A

Reference #: TY2-23-00007

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-23-09

DRC MEETING: May 8, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: May 31, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 532

OWNER/ADDRESS: Jeffery Stone, Sr.
2595 Bryan Ln
Tarpon Springs, FL. 34688

REP/ADDRESS: Same as Above

LAND USE DESIG: RL, Residential Rural

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the after-the-fact construction of an outdoor kitchen having a 9.4-foot side street setback from the south property line along the Bryan Lane right-of-way where 20 feet is required in an R-A zone, for the property located at 2595 Bryan Lane in East Lake Tarpon.

PARCEL ID NUMBER: 16/27/16/00000/340/0220

NOTICES SENT TO: Jeffery Stone, Sr. (Owner), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-23-00012