

BOARD OF ADJUSTMENT AND APPEALS
July 5, 2023
Pinellas County Courthouse
County Commissioners Assembly Room - Fifth Floor
315 Court Street
Clearwater, FL
9:00 A.M.
RESULTS

- I. CALL TO ORDER**
- II. QUASI JUDICIAL STATEMENT – County Attorney**
- III. HEARING ITEMS – ACTION BY THE BOAA REGARDING THE FOLLOWING ITEMS:**

1. VAR-23-15 (Conditional Approval)

Application of Charles and Susan Barnett for a variance to allow for the reconstruction of a pool enclosure having a 2.6-foot rear setback where 5 feet is required, for the property located at 4787 Lakeshore Loop in East Lake Tarpon.

2. TY2-23-03 (Conditional Approval)

Application of Green Acres Child Care, through Alycia Foley (Owner), for a Type-2 Use to allow a daycare in an R-R zone, for the property located at 9110 102nd Avenue in unincorporated Seminole.

3. TY2-22-12 (Conditional Approval)

Application of Ridgemoor Master Assn. Inc., c/o Condominium Assoc., through Alan Ruiz, Vertex Development LLC, Representative for a Type-2 Use to allow the construction of a 150-foot-tall monopole communication tower and related support facilities, for the RPD-W zoned property located on the west side of Ridgemoor Drive approximately 300 feet north of Ridgemoor Boulevard in East Lake Tarpon.

4. NCU-23-01 (Conditional Approval)

Application of Embassy Mobile Park Inc, through Ryan Manasse, Johnson, Pope, Bokor, Ruppel & Burns, LLP, Representatives for a Non-Conforming Use modification to permit 25 additional travel trailer sites in an RMH zone, for the property located at 16416 US Highway 19 North in unincorporated Largo.

5. VAR-23-09 (Conditional Approval)

Application of Jeffery Stone, Sr. for a variance to allow for the after-the-fact construction of an outdoor kitchen with a yet-to-be-constructed roof having a 9.1-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.

- 6. VAR-23-16 (Denied)** Application of Solid Rock Community School Inc, through Matthew Kelly and Katie Cole, Hill Ward Henderson, Representatives for a modification to a condition of a previously approved sign variance (case no. VAR-22-18) for the R-A zoned property located at 2801 Keystone Road in East Lake Tarpon. Specifically, the request is to remove the condition that no electronic messaging shall be allowed.

IV. APPROVAL OF MINUTES FOR THE MAY 31, 2023, BOAA Meeting.

V. ADJOURNMENT

SPECIAL ACCOMODATIONS: 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.gov at least three (3) business days before the need for reasonable accommodation. You may also call (727) 464-4882.

NOTICE: The matters heard by the Board of Adjustment and Appeals are quasi-judicial in nature. Please note that only competent, substantial, fact-based testimony or evidence may be considered by the board in deciding the matters before it. Pure speculation or opinion, not based on competent facts, cannot be legally considered by the board. Lay testimony with fact-based support (including but not limited to meeting minutes, surveys, engineering reports, etc.) may be considered competent and substantial evidence. The county attorney's office represents and advises the board and 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 hearings may result in an automatic denial of the request.

Appeals of any final decision made at this hearing must be filed in circuit court within 30 calendar days of the decision. This time period is jurisdictional in nature and cannot be extended. Persons are advised that if they decide to file an appeal, they will need to seek independent legal counsel and a record of the proceedings. It is the appellant's responsibility to ensure that a verbatim record of the proceedings is created if needed for purposes of appeal.