

BOARD OF ADJUSTMENT AND APPEALS
October 4, 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. QUASI JUDICIAL STATEMENT – County Attorney**
- III. HEARING ITEMS – ACTION BY THE BOAA REGARDING THE FOLLOWING ITEMS:**

1. TY2-23-08

Application of Jewish Burial Society of Pinellas County, through Doug Negretti, Representative, for a modification of a previously approved Type-2 Use to allow a 877.5 square foot office building for a cemetery in a R-A zone, for the property located at 12905 Wild Acres Road in unincorporated Largo.

2. VAR-23-12

Application of Mina Boutros (Owner) for a variance to allow for the construction of a 1,325 sq. ft. attached accessory dwelling unit where 750 sq. ft. is the maximum permitted for the property located at 1511 Colony Court in Palm Harbor.

3. TY2-23-12

Application of FL. Professional Funding, LLC. through Joel Schachter, Representative, for a Type-2 Use to allow an indoor/outdoor kennel, veterinary clinic, and meeting hall/community assembly facility in an R-A zone, for the property located at 7400 62nd Terrace North in unincorporated Pinellas Park.

4. VAR-23-19

Application of FL. Professional Funding, LLC. through Joel Schachter, Representative, for the following variances requested for the R-A zoned property located at 7400 62nd Terrace North in unincorporated Pinellas Park: 1) A variance to allow a dog kennel having 18-foot side setbacks where 50 feet is normally required when adjacent to a residential zone. 2) A variance to allow a modification to an existing building for use as a future cat enclosure having a 0.7-foot rear setback where 20 feet is normally required, and a 0.7-foot and 3.5-foot side setback where 15 feet is required.

- IV. CAO OVERVIEW - SUNSHINE LAW AND PROCEDURES**
Pinellas County Attorney's Office

- V. APPROVAL OF MINUTES FOR THE SEPTEMBER 6, BOAA Hearing.**

- VI. 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.

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-23-12

DRC MEETING: June 12, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

September 11, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: October 4, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 96

OWNER/ADDRESS: Mina Boutros
Lilian Boutros
1511 Colony Court
Palm Harbor, FL. 34683

REP/ADDRESS: Mina Boutros
Boutros Construction, LLC
1511 Colony Court
Palm Harbor, FL. 34683

PROPERTY ZONING: R-2, Single Family Residential

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a 1,325 sq. ft. attached accessory dwelling unit where 750 sq. ft. is the maximum permitted for the property located at 1511 Colony Court in Palm Harbor.

PARCEL ID NUMBER: 12/28/15/96981/000/0310

NOTICES SENT TO: Mina Boutros, Lilian Boutros. (Owners), Mina Boutros, Boutros Construction, LLC (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-23-00016

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-23-08

DRC MEETING: September 11, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: October 4, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 243

OWNER/ADDRESS: Jewish Burial Society of Pinellas County Inc.
P.O. Box 40643
St. Petersburg, FL. 33743

REP/ADDRESS: Doug Negretti
9763 134th Way
Seminole, FL. 33776

PROPERTY ZONING: R-A, Residential Agriculture

LAND USE DESIG: I, Institutional

TYPE APPLICATION: Type -2 Use

CASE DESCRIPTION: Modification of a previously approved Type-2 Use to allow a 877.5 square foot office building for a cemetery in an R-A zone, for the property located at 12905 Wild Acres Road in unincorporated Largo.

PARCEL ID NUMBER: 12/30/15/14787/000/0010 and 12/30/15/70542/100/1000

NOTICES SENT TO: Jewish Burial Society of Pinellas County Inc. (Owner), Doug Negretti, (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: Doug Negretti, David L. Robbins, Gregory Sembler, Michael Slomka, M.D., David Gross, Harold Seder, Mark Gordon

Reference #: TY2-23-00008

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-23-12

DRC MEETING: September 11, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: October 4, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 777

OWNER/ADDRESS: FL. Professional Funding, LLC.
18801 N Dale Mabry Hwy -STE 151
Lutz, FL. 33548

REP/ADDRESS: Joel Schachter
FL. Professional Funding, LLC.
18801 N Dale Mabry Hwy -STE 151
Lutz, FL. 33548

PROPERTY ZONING: R-A, Residential Agriculture

LAND USE DESIG: RLM, Residential Low Medium, P, Preservation

TYPE APPLICATION: Type 2 Use

CASE DESCRIPTION: A Type 2 Use to allow an indoor/outdoor kennel, veterinary clinic, and meeting hall/community assembly facility in an R-A zone, for the property located at 7400 62nd Terrace North in unincorporated Pinellas Park.

PARCEL ID NUMBER: 31/30/16/00000/240/0200 and 31/30/16/00000/230/0400

NOTICES SENT TO: FL. Professional Funding, LLC. (Owner), Joel Schachter, (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-23-00013

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-23-19

DRC MEETING: September 11, 2023 @ 9:00 AM - 1st Floor, Housing & Community Development Conference Room

BOA HEARING: October 4, 2023 @ 9:00 AM - 5th Floor, Board Assembly Room

ATLAS PAGE: 777

OWNER/ADDRESS: FL. Professional Funding, LLC.
18801 N Dale Mabry Hwy -STE 151
Lutz, FL. 33548

REP/ADDRESS: Joel Schachter
FL. Professional Funding, LLC.
18801 N Dale Mabry Hwy -STE 151
Lutz, FL. 33548

PROPERTY ZONING: R-A, Residential Agriculture

LAND USE DESIG: RLM, Residential Low Medium, P, Preservation

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following variances are requested for the R-A zoned property located at 7400 62nd Terrace North in unincorporated Pinellas Park:

1) A variance to allow a dog kennel having 18-foot side setbacks where 50 feet is normally required when adjacent to a residential zone.

2) A variance to allow a modification to an existing building for use as a future cat enclosure having a 0.7-foot rear setback where 20 feet is normally required, and 0.7-foot and 3.5-foot side setbacks where 15 feet is required.

PARCEL ID NUMBER: 31/30/16/00000/240/0200 and 31/30/16/00000/230/0400

NOTICES SENT TO: FL. Professional Funding, LLC. (Owner), Joel Schachter, (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-23-00025