

**BOARD OF ADJUSTMENT AND APPEALS**  
**December 6, 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. TY2-23-15**

Application of Pinellas County, Parks Department through Paul Cozzie, Director, Parks and Conservation Resources, Representative, for a Type-2 Use to allow for the modification and redevelopment of an existing sports field use within an R-A, Residential Agriculture zone, for the property located at 10150 98<sup>th</sup> Street North in unincorporated Seminole.

**2. TY2-23-16**

Application of Pinellas County, Parks Department through David Hugglestone, Wannemacher Jensen Architects and Christopher Kelsey, Pinellas County, Facility Management, Representatives, for a Type-2 Use to allow a 6,445 square foot community recreation center and three pickleball courts in an R-A, Residential Agriculture zone, for the property located at 540 Sands Point Drive in Tierra Verde.

**3. VAR-23-21**

Application of Mariners MHC, LLC., through Renee Oij and Lindsay Oij, Representatives, for the following variances requested for the RMH zoned property located at 5796 Ulmerton Road in unincorporated Pinellas Park: 1) A variance to allow a total of 84 square feet of freestanding signage where 24 square feet is the maximum allowed in a residential zoning district. 2) A variance to allow an 18-foot-high free standing sign where 6-feet is the maximum height allowed in a residential zoning district.

**4. VAR-23-25**

Application of Jennifer Kuehn, Owner, for a variance to allow a reduction of the minimum lot depth requirement of the R-3 zoning district from 80 feet to 75.69 feet, for the property located on the east side of 78<sup>th</sup> Street North near the intersection with 44<sup>th</sup> Avenue North in Lealman.

**IV. APPROVAL OF MINUTES FOR THE NOVEMBER 1, 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](mailto: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, 4<sup>th</sup> Floor, Clearwater, Florida 33756, or you may email us at [zoning@pinellas.gov](mailto:zoning@pinellas.gov).

No later than one week prior to the scheduled public hearing, any applicant, proponent, or opponent may submit any written arguments, evidence, explanations, studies, reports, petitions or other documentation for consideration by the hearing body in support of or in opposition of the application.

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: TY2-23-15**

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

BOA HEARING: December 6, 2023 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room

ATLAS PAGE: 243

OWNER/ADDRESS: Pinellas County - Parks Department  
315 Court Street  
Clearwater, FL. 33756

REP/ADDRESS: Paul Cozzie, Director, Parks and Conservation Resources  
12520 Ulmerton Road  
Largo, FL. 33774

PROPERTY ZONING: RA, Residential Agriculture, R-2, Residential Single Family, R-3, Single Family Residential, RM, Multi-Family Residential, RPD, Residential Planned Development, PC, Preservation Conservation, FBR, Facility-Based Recreation, UZ, Unknown Zoning

LAND USE DESIG: R/OS, Recreation/Open Space, P, Preservation, RL, Residential Low, RE, Residential Estate, RU, Residential Urban, W, Water

TYPE APPLICATION: Type -2 Use

CASE DESCRIPTION: A Type-2 Use to allow for the modification and redevelopment of an existing sports field use within an R-A, Residential Agriculture zone, for the property located at 10150 98<sup>th</sup> Street North in unincorporated Seminole.

PARCEL ID NUMBER: 27/30/15/00000/110/0100

NOTICES SENT TO: Paul Cozzie, Director, Parks and Conservation Resources, (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-23-00016

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: TY2-23-16**

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

BOA HEARING: December 6, 2023 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room

ATLAS PAGE: 917

OWNER/ADDRESS: Pinellas County - Parks Department  
315 Court Street  
Clearwater, FL. 33756

REP/ADDRESS: David Hugglestone  
Wannemacher Jensen Architects  
132 Mirror Lake Drive, Suite 301  
St. Petersburg, FL. 33701

Christopher Kelsey  
Pinellas County, Facility Management  
315 Court Street  
Clearwater, FL. 33756

PROPERTY ZONING: RA, Residential Agriculture, R-E, Residential Estate

LAND USE DESIG: R/OS, Recreation/Open Space, RS, Residential Suburban, P, Preservation

TYPE APPLICATION: Type -2 Use

CASE DESCRIPTION: Modification of a previously approved Type-2 Use to allow a 6,445 square foot community recreation center and three pickleball courts in an R-A zone, for the property located at 540 Sands Point Drive in Tierra Verde.

PARCEL ID NUMBER: 30/32/16/00000/140/0100

NOTICES SENT TO: Christopher Kelsey, Pinellas County and David Hugglestone, Wannemacher Jensen Architects, (Representatives), Cynthia Johnson, Economic Development, Surrounding Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-23-00017

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-23-21**

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

BOA HEARING: December 6, 2023 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room

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OWNER/ADDRESS: Mariners MHC LLC  
8800 N. Bronx Avenue – 2<sup>nd</sup> Floor  
Skokie, IL 60077 180

REP/ADDRESS: Renee Oij, Lindsay Oij  
Sign Permits Plus  
235 Apollo Beach Blvd. Suite 507  
Apollo Beach, FL 33572

PROPERTY ZONING: RMH, Residential Mobile/Manufactured Home

LAND USE DESIG: P,E and TU, Preservation, Employment and Transportation/Utility

TYPE APPLICATION: Variance

CASE DESCRIPTION: The following variances are requested for the RMH zoned property located at 5796 Ulmerton Road in unincorporated Pinellas Park: 1) A variance to allow a total of 84 square feet of freestanding signage where 24 square feet is the maximum allowed in a residential zoning district. 2) A variance to allow an 18-foot-high free standing sign where 6-feet is the maximum height allowed in a residential zoning district.

PARCEL ID NUMBER: 09/30/16/70992/200/0602

NOTICES SENT TO: Mariners MHC LLC, (Owner), Renee Oij, Lindsay Oij, Sign Permits Plus, (Representatives), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

**Reference #:** VAR-23-00028

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-23-25**

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

BOA HEARING: December 6, 2023 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room

ATLAS PAGE: 733

OWNER/ADDRESS: Eric Holland  
Jennifer Kuehn  
Evan Kuehn  
14878 113<sup>th</sup> Avenue  
Largo, FL. 33774

REP/ADDRESS: Jennifer Kuehn  
1120 Granada Street  
Clearwater, FL 33755

PROPERTY ZONING: R-3, Single 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 of the R-3 zone from 80 feet to 75.69 feet, for the property located on the east side of 78<sup>th</sup> Street North near the intersection with 44<sup>th</sup> Avenue North in Lealman.

PARCEL ID NUMBER: 06/31/16/35586/000/0070

NOTICES SENT TO: Eric Holland, Jennifer Kuehn, Evan Kuehn (Owners), Jennifer Kuehn (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

**Reference #:** VAR-23-00032