

BOARD OF ADJUSTMENT AND APPEALS
January 3, 2024
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. TY2-23-17

Application of XLT Holdings, through Anne Pollack, Fletcher, Fischer, Pollack, PL, Representative, for a Type-2 Use to allow a fitness center in an E-1 zone, for the property located at 12481 Creekside Drive in unincorporated Largo.

- IV. APPROVAL OF MINUTES FOR THE DECEMBER 6, 2023, BOAA Meeting.**

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.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.

Letters of opposition or support, written arguments, evidence, explanations, studies, reports, petitions or other documentation to be provided for consideration by the boards must be submitted at least one week (7 days) in advance of the advertised hearing and may be directed to the Pinellas County Building and Development Review Services Department, Zoning Section, 440 Court Street, 4th Floor, Clearwater, FL 33756, or 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.

The public hearing will be streamed live at <https://youtube.com/pcctv1> and <https://pinellas.gov/pinellas-county-connection-television-pcc-tv/>, and broadcast on the Pinellas County cable public access channels: Spectrum Channel 637, Frontier Channel 44 or WOW! Channel 18. 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.

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-23-17

DRC MEETING: December 11, 2023 @ 9:00 AM - 1st Floor, Conference Room, 440 Court Street,
Building & Development Review Services

BOA HEARING: January 3, 2024 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court
Street

ATLAS PAGE: 244

OWNER/ADDRESS: XLT Holdings LLC
12461 Creekside Drive #100
Largo, FL. 33773

REP/ADDRESS: Anne Pollack, Fletcher, Fischer, Pollack PL
433 Central Avenue – Suite 401
St. Petersburg, FL. 33701

PROPERTY ZONING: E-1, Employment-1

LAND USE DESIG: E, Employment

TYPE APPLICATION: Type -2 Use

CASE DESCRIPTION: A Type-2 Use to allow a fitness center in an E-1 zone, for the property located
at 12481 Creekside Drive in unincorporated Largo.

PARCEL ID NUMBER: 12/30/15/18783/000/0040

NOTICES SENT TO: XLT Holdings, LLC (Owner), Anne Pollack, Fletcher, Fischer, Pollack, PL.
(Representative), Cynthia Johnson, Economic Development, Surrounding
Owners (See List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-23-00018