

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.
RESULTS AGENDA

- 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 (Conditional Approval)**
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 98th Street North in unincorporated Seminole.
 - 2. TY2-23-16 (Conditional Approval)**
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 (Conditional Approval)**
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 (Conditional Approval)**
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 78th Street North near the intersection with 44th Avenue North in Lealman.
- IV. APPROVAL OF MINUTES FOR THE NOVEMBER 1, 2023, BOAA Meeting (Approved)**
- V. ELECTION OF CHAIR AND VICE-CHAIR FOR 2024 (Unanimous Approval of J. Bello, Chair and D. White, Vice-Chair)**
- VI. 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.

Written correspondence may be directed to the Pinellas County, Building and Development Review Services Department, Zoning Section, 440 Court Street, 4th Floor, Clearwater, Florida 33756, or you may email us at 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.