

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-24-02**

DRC MEETING: February 12, 2024 @ 9:00 AM - 1<sup>st</sup> Floor Conference Room, Building and Development Review Services, 440 Court Street, Clearwater, FL

BOA HEARING: March 6, 2024 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room, 315 Court Street, Clearwater, FL

ATLAS PAGE: 282

OWNER/ADDRESS: Hillary Simpson  
Matt Simpson  
12983 Hibiscus Avenue  
Seminole, FL 33776

REP/ADDRESS: Hillary Simpson  
12983 Hibiscus Avenue  
Seminole, FL 33776

PROPERTY ZONING: R-E, Residential Estate, R-1, Residential Single Family

LAND USE DESIG: RL, Residential Low, RS, Residential Suburban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of an approximately 315 square foot detached pool house having a 6-foot side setback from the western property line where 15 feet is required, for the property located at 12983 Hibiscus Avenue in unincorporated Seminole.

PARCEL ID NUMBER: 29/30/15/70794/400/2304

NOTICES SENT TO: Hillary Simpson, Matt Simpson (Owners), Cynthia Johnson, Economic Development, Surrounding Property Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

**Reference #:** VAR-24-00002

CHECKLIST AND WORKSHEET  
BOARD OF ADJUSTMENT AND APPEALS HEARING  
**BA CASE NUMBER: VAR-23-22**

DRC MEETING: N/A

ADMINISTRATIVE HEARING: January 16, 2024 @ 9:00 AM – Virtual ZOOM Meeting hosted by County Water and Navigation Staff

BOA HEARING: February 7, 2024 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room  
March 6, 2024 @ 9:00 AM - 5<sup>th</sup> Floor, Board Assembly Room

ATLAS PAGE: 76

OWNER/ADDRESS: Couture Revocable Trust  
600 Pennsylvania Avenue  
Palm Harbor, FL. 34683

REP/ADDRESS: Craig Taraszki.  
Johnson, Pope, Boker, Ruppel & Burns, LLP  
490 1<sup>st</sup> Avenue South STE. 700  
St. Petersburg, FL. 33701

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: RL, Residential Low, P, Preservation

TYPE APPLICATION: Variance

**CASE DESCRIPTION (Variance Request):** The applicant, Couture Revocable Trust (the “Applicant”), owns the property at 600 Pennsylvania Avenue, Palm Harbor (the “Applicant Property”). The Applicant seeks a variance (the “Variance”) to Section 58-555(b)(2) of the Pinellas County Code (the “Code”) to construct a new observation pier (the “Pier”) within an easement (the “Easement”) that the Applicant holds over a neighboring property owned by Ryan’s Woods Townhomes Homeowners Assn, Inc. (the “Site Property”). The Applicant Property features a single-family home and large yard. The Site Property is undeveloped at the northern end and supports multi-family townhomes to the south.

The Easement, which is 50’ wide from north to south, extends west from a small piece of upland into a finger canal off Sutherland Bayou. Notably, the north boundary of the Easement mirrors the north boundary of the Site Property. This latter point is significant because Code Section 58-555(b)(2) requires that the Pier be built at least 50 feet from the adjacent property to the north, which is a single-family residential property located at 672 Soundview Drive, Palm Harbor owned by Michael and Kristine Janish (the “Janish Property”). It follows that to fall within the Easement boundaries, the Pier must also fall within the 50-foot setback, hence the need for this variance. Specifically, the Applicant proposes placing the most northern part of the Pier 33.5’ away from the Janish Property, thus a variance of 16.5’ is required.

The Pier totals 576 square feet of decked area; it includes a kayak lift and stairs landward of the terminal platform. The Pier will not impact any submerged vegetation such as seagrass, but the 24' by 4' section of walkout will be placed through a mangrove fringe. Given depth constraints, the Pier cannot accommodate the mooring of motorized vessels.

PARCEL ID NUMBER: 02/28/15/97380/001/0001 and 02/28/15/77662/000/0001

NOTICES SENT TO: Couture Revocable Trust (Owner), Craig Taraszki, Johnson, Pope, Boker, Ruppel & Burns, LLP (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (All Notices sent by Water & Nav) & BCC Office

DISCLOSURE: N/A

**Reference #:** VAR-23-00029

Revised 2-22-24 for 2<sup>nd</sup> BAA Hearing