

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: TY2-24-01

DRC MEETING: May 13, 2024 @ 9:00 AM - 1st Floor, Building & Development Review Services Conference Room – 440 Court Street, Clearwater, FL. 33756

BOA HEARING: June 5, 2024 @ 9:00 AM - 5th Floor, Board Assembly Room – 310 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 737

OWNER/ADDRESS: CMNY Tech Drive, LLC
446 W. Plant Street
Winter Garden, FL. 34787

REP/ADDRESS: Bruce Vaughan
Vaughan Commercial Advisors
6302 Benjamin Rd., Suite 406
Tampa, FL. 33634

PROPERTY ZONING: E-1, Employment-1

LAND USE DESIG: E, Employment, P, Preservation

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 3051 Tech Drive in unincorporated Pinellas Park.

PARCEL ID NUMBER: 11/30/16/00000/220/0100

NOTICES SENT TO: CMNY Tech Drive, LLC, (Property Owner), Bruce Vaughan, Vaughan Commercial Advisors, (Representative), Derek Lunsford, IFBB Pro Derek Lunsford, LLC, (Business Owner), Jeff Clapacs, (Realtor & Business Owner Rep.), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: TY2-24-00001

CHECKLIST AND WORKSHEET (revised 5-14-24)
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-24-08

DRC MEETING: May 13, 2024 @ 9:00 AM - 1st Floor, Building & Development Review Services Conference Room – 440 Court Street, Clearwater, FL. 33756

BOA HEARING: June 5, 2024 @ 9:00 AM - 5th Floor, Board Assembly Room – 310 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 563

OWNER/ADDRESS: Daryl Grimm
Jessica Grimm
3150 S. Canal Drive
Palm Harbor, FL. 34684

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the construction of a pool screen enclosure having a 10-foot setback from the midpoint of a seawall where 15 feet from the midpoint of a seawall is required in an R-3 zone, for the property located at 3150 South Canal Drive in Palm Harbor.

PARCEL ID NUMBER: 32/27/16/48780/000/0750

NOTICES SENT TO: Daryl and Jessica Grimm, (Owners), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-24-00009

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-24-09

DRC MEETING: May 13, 2024 @ 9:00 AM - 1st Floor, Building & Development Review Services Conference Room – 440 Court Street, Clearwater, FL. 33756

BOA HEARING: June 5, 2024 @ 9:00 AM - 5th Floor, Board Assembly Room – 310 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 74

OWNER/ADDRESS: John Schaffer
1342 Michigan Avenue
Palm Harbor, FL. 34683

REP/ADDRESS: Same as Above

PROPERTY ZONING: R-3, Single Family Residential

LAND USE DESIG: RU, Residential Urban

TYPE APPLICATION: Variance

CASE DESCRIPTION: A variance to allow for the conversion of approximately 353 square feet of a covered unenclosed porch into an enclosed, conditioned space for a kitchen, having a 12-foot front setback from the northern property line where 20 feet is required, for the property located at 1342 Michigan Avenue in Palm Harbor.

PARCEL ID NUMBER: 01/28/15/88560/115/0100

NOTICES SENT TO: John Schaffer (Owner), Cynthia Johnson, Economic Development, Surrounding Owners (See Attached List) & BCC Office

DISCLOSURE: N/A

Reference #: VAR-24-00010

CHECKLIST AND WORKSHEET
BOARD OF ADJUSTMENT AND APPEALS HEARING
BA CASE NUMBER: VAR-24-11

DRC MEETING: N/A

ADMINISTRATIVE HEARING: May 22, 2024 @ 9:00 AM – Virtual ZOOM Meeting hosted by County Water and Navigation Staff

BOA HEARING: June 5, 2024 @ 9:00 AM - 5th Floor, Board Assembly Room, 315 Court Street, Clearwater, FL. 33756

ATLAS PAGE: 900

OWNER/ADDRESS: Joel Kassewitz
324 Blanca Avenue
Tampa, FL. 34606

REP/ADDRESS: Jeffrey Patterson
Bay Dock Enterprise, Inc.
9002 W. Hillsborough Avenue
Tampa, FL. 33615

PROPERTY ZONING: R-2, Single Family Residential

LAND USE DESIG: RL, Residential Low

TYPE APPLICATION: Variance

CASE DESCRIPTION (Variance Request): Joel Kassewitz owns the single-family residential property at 780 Columbus Drive, Tierra Verde, FL 33715 in unincorporated Pinellas County (the “Subject Property”). On December 27, 2023, the Applicant applied for a County permit (the “Permit”) to construct the Boatlift together with an approximate 416 square foot single-family dock. The permit was issued by County Staff (“Staff”) on January 2, 2024. After construction of the Boatlift was fully complete, an adjacent property owner lodged a complaint regarding the waterward extent of the Boatlift. While investigating this complaint, Staff discovered the Permit was issued in error. Specifically, the (permitted and constructed) Boatlift exceeds the length restrictions imposed by the County Code (“Code”) Section 58-555(b)(1), which reads as follows:

“Private docks to be constructed in water of the county shall be constructed so that the length of the dock, excluding tie poles, shall not extend from the mean high-water line or seawall of the property further than one-half the width of the property at the waterfront. The requirement may be waived by the County provided that signed statements of no objection from both adjacent waterfront property owners have been submitted.”

To resolve this issue, Staff encouraged the Applicant to obtain signed statements of no objection from both adjacent waterfront property owners. The Applicant obtained a signed statement of no objection from the adjacent waterfront property owner to the north (764 Columbus Drive). To date however, the Applicant has been unable to obtain a signed statement of no objection from the adjacent waterfront property owner to the south (788 Columbus). In the absence of such statement, the Applicant seeks an after-the-fact variance from the Code section 58-555(b)(1) to allow the Boatlift to remain in its current location – hence the need for the Public Hearing before the BOA, which is authorized to consider variances to Code Section 58-555(b)(1) by Code Section 58-539(a).

PARCEL ID NUMBER: 19/32/16/90900/009/0080

NOTICES SENT TO: Joel Kassewitz, (Owner), Jeffrey Patterson, Bay Dock Enterprise, Inc. (Representative), Cynthia Johnson, Economic Development, Surrounding Owners (All Notices sent by Water & Nav) & BCC Office

DISCLOSURE: N/A