

**BOARD OF ADJUSTMENT AND APPEALS**  
**AGENDA RESULTS**  
**July 3, 2024**  
**Pinellas County Courthouse**  
**County Commissioners Assembly Room - Fifth Floor**  
**315 Court Street**  
**Clearwater, FL**  
**9:00 A.M.**

- I. CALL TO ORDER
- II. QUASI JUDICIAL STATEMENT – County Attorney
- III. HEARING ITEMS – ACTION BY THE BOAA REGARDING THE FOLLOWING ITEMS:

1. **VAR-24-13 (Conditional Approval)**

Application of Robert Warren through Cynthia Tarapani, Tarapani Planning Strategies, Representative, for the following variances requested for the R-A zoned property located at 1051 East Lake Drive in East Lake Tarpon: 1) A variance to allow for the construction of an approximately 676 square foot attached garage having a 10-foot front setback from the western property line, where 25 feet is required. 2) A variance to allow for the construction of an approximately 338 square foot detached accessory structure having a 6-foot side setback from the southern property line, where 15 feet is required and having a 13-foot rear setback from the eastern property line, where 20 feet is required. 3) A variance to allow for the construction of a pool screen enclosure on top of a six foot tall wall having a 3-foot rear setback from the eastern property line, where 5 feet is required.

2. **TY2-24-02 (Conditional Approval)**

Application of Solid Rock Community School, Inc., through Amy Huber, Attorney, Representative, for a Type 2 Use to allow for the keeping and maintaining of farm animals as part of an educational/instructional use in an R-A zone, for the property located at 2801 Keystone Road in East Lake Tarpon.

3. **TY2-24-03 (Conditional Approval)**

Application of Chabad of Pinellas County, Inc., through Patricia Montecki, Arcturus Group, LLC., Representative, for a Type 2 Use to allow for a place of worship in an R-R zone, for the property located 2303 County Road 39 in Palm Harbor.

IV. **APPROVAL OF MINUTES FOR THE JUNE 5, 2024, BOAA Hearing (Minutes Approved)**

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](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.

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 Division, 440 Court Street, 4<sup>th</sup> Floor, Clearwater, FL 33756, or email us at [zoning@pinellas.gov](mailto: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/pctv1>.