

BOARD OF ADJUSTMENT AND APPEALS
AGENDA RESULTS
September 4, 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-24-16 (Conditional Approval)**

Application of Phoenix Services, LLC. and Robert DuBoise, through Scott Wheeler, Phoenix Services, LLC., for a variance to allow a reduction of the minimum lot width requirement of the R-4 zone from 50 feet to 47 feet for two new lots, for the property located at 4189 56th Avenue North in Lealman.

2. **TY2-24-05 (Conditional Approval)**

Application of Diocese of St. Petersburg, through Ryan Manasse and Mark Bentley, Johnson, Pope, Bokor, Ruppel & Burns, LLP., for a modification of a previously approved Type-2 Use to allow a 1,863 sq. ft. addition for a private school's existing sports field to be used for concessions, restrooms, press box, storage, and bleacher seating on an R-A and GO zoned parcel located at 2750 Haines Bayshore Road in the unincorporated High Point area.

3. **TY2-24-06 (Denied)**

Application of Gulf Shores Baptist Church Corp., through Sean Cashen, Gulf Coast Consulting, Inc., for a Type-2 Use to allow for the addition of two 1,056 sq. ft. modular classroom buildings in an R-1 zone for the adjacent place of worship, for the property located at 1220 Espina Court in unincorporated Dunedin.

IV. APPROVAL OF MINUTES FOR THE AUGUST 7, 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 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, 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.