

BOARD OF ADJUSTMENT AND APPEALS
November 6, 2024
Pinellas County Courthouse
County Commissioners Assembly Room - Fifth Floor
315 Court Street
Clearwater, FL
9:00 A.M.

CURRENTLY SCHEDULED APPLICATIONS

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

1. VAR-24-21 (Conditional Approval)

Application of Michael and Sherry Marino for the following variances to allow for the construction of a single-family home for the R-3 zoned property located approximately 190 feet south of the intersection on Bayshore Road and Rainbow Boulevard in unincorporated Largo: 1.) A variance to allow for a 16-foot front setback from the northeast property line along the Rainbow Boulevard right-of-way, where 20 feet is required. 2.) A variance to allow for an 8-foot front setback from the northeast property line along the Rainbow Boulevard right-of-way, where 10 feet is required for a covered front porch. 3.) A variance to allow for a 0-foot side street setback from the west property line along the Wolford Drive right-of-way, where 10 feet is required.

2. TY2-24-08 (Conditional Approval)

Application of Owen Linder, Tre., Linder Land Trust, through Matthew Henderson, Loud Studios, LLC, Representative, for a Type-2 Use to allow a music recording studio in an E-1 zone, for the property located at 3193 Tech Drive in unincorporated Pinellas Park.

3. APL-24-02 (Denied, however the Board waived the 6-month resubmittal period provision)

Application of Huey, Kenneth McAlpin, Rev. Trust, Kenneth M. McAlpin, Tre., through Housh Ghovaeae, Northside Engineering, Inc., and Todd Pressman, Pressman and Assoc., Inc., for an Appeal of an Administrative Waiver denial for an access point to Keystone Road for a proposed 17-unit single family detached subdivision per the General Access Standards in section 154-198 of the Pinellas County Land Development Code for the property located at 2169 Keystone Road in Tarpon Springs.

IV. APPROVAL OF MINUTES FOR THE SEPTEMBER 4, 2024, BOAA Hearing (Minutes Approved)

V. ADJOURNMENT

SPECIAL ACCOMODATIONS: 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 may 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.