

**BOARD OF ADJUSTMENT AND APPEALS**  
**AGENDA RESULTS**  
**December 3, 2025**  
**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 – Pinellas County Attorney**
- III. **HEARING ITEMS – ACTION BY THE BOAA REGARDING THE FOLLOWING ITEMS:**
1. **VAR-25-15 (Conditional Approval)**  
Application of David and Glorinda Cardew, through Craig Drake, Arry's Roofing Services, Inc. for a variance to allow the construction of a covered patio addition having a 4.86-foot rear setback from the northern property line where 10 feet is required, for the RPD zoned property located at 1087 Muirfield Court in East Lake Tarpon.
  2. **VAR-25-16 (Conditional Approval)**  
Application of James Nesselroad, through Hunter Cataldo, Crystal Tide Pools, LLC. for the following variances requested for the R-2 zoned property located at 1848 Dolphin Boulevard South in unincorporated Gulfport: 1.) A variance to allow for the construction of an inground pool having a 7-foot-6-inch rear setback from water's edge to the midpoint of a seawall where 15 feet from the midpoint of a seawall is required. 2.) A variance to allow for the construction of the inground pool's infinity basin having a 4-foot-6-inch rear setback to the midpoint of a seawall where 15 feet from the midpoint of a seawall is required.
  3. **VAR-25-14 (Denied)**  
Application of Joshua Patterson for a variance to allow for the construction of an in-ground pool having a 5-foot rear setback from water's edge to the southern property line, where 8 feet is required, for the R-4 zoned property located at 735 Patterson Street in unincorporated Largo.
  4. **TY2-25-10 (Conditional Approval)**  
Application of CMNY Tech Drive, LLC. through Bruce Vaughan, Vaughan Commercial Advisors, Inc. for a Type-2 Use to allow a medical office in an E-1 zone, for the property located at 3051 Tech Drive in unincorporated Pinellas Park.
  5. **TY2-25-11 (Conditional Approval)**  
Application of 12388 Starkey Road, LLC. through Frank Squires, Toy Barn Cars for a Type-2 Use to allow auto sales in an E-2 zone, for the property located at 12388 Starkey Road in unincorporated Largo.
- IV. **APPROVAL OF MINUTES FOR THE OCTOBER 1, 2025, BOAA HEARING (Minutes Approved)**
- V. **VOTE TO ELECT CHAIR AND VICE-CHAIR Elected A. Bomstein, Chair (Vote: 7-0) Elected J. Holloway, Vice-Chair (Vote: 7-0)**
- VI. **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 may be streamed live at <https://youtube.com/@PinellasCountyMeetings> and <https://pinellas.gov/live-webcast-meetings/>, and broadcast on the Pinellas County cable public access channels: Spectrum Channel 637, Frontier Channel 44 or WOW! Channel 18.